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August 4, 2004

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Agenda No. 13
03/23/04

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Re: **CONDITIONAL USE PERMIT NUMBER 99-239-(5)**
OAK TREE PERMIT NUMBER 99-239-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

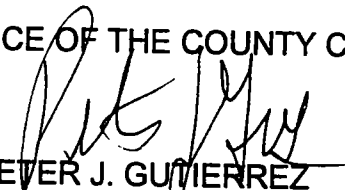
Dear Supervisors:

On March 23, 2004, your Board conducted its hearing on the above-referenced permits which propose the construction of 375 single-family residences, 14 private and future streets, four debris basins, one helispot, one sheriff's storefront facility, project associated infrastructure, the removal of 61 oak trees and encroachment into the protected zone of 11 oak trees on approximately 230.58 acres in the Chatsworth Zoned District. At the conclusion of the hearing, your Board indicated its intent to approve the permits and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

OFFICE OF THE COUNTY COUNSEL

By


PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:


RAYMOND G. FORTNER, JR.
Chief Deputy County Counsel

PJG:di
Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER CONDITIONAL USE PERMIT NO. 99-239-(5)
OAK TREE PERMIT NO. 99-239-(5)**

1. The Board of Supervisors of the County of Los Angeles ("Board") conducted a duly noticed public hearing on this proposed Conditional Use Permit Case No. 99-239-(5) and Oak Tree Permit No. 99-239-(5) on March 23, 2004. The Regional Planning Commission ("Commission") previously conducted its duly noticed public hearing on January 23, 2002, April 10, 2002, June 19, 2002, August 21, 2002, September 11, 2002, and September 3, 2003. These cases were heard concurrently with Vesting Tentative Tract Map No. 53138.
2. The applicant is proposing to construct a residential development on the subject property consisting of 375 single-family residential lots, 14 private and future street lots, four debris basin lots, one helispot lot, one sheriff's storefront facility lot, 21 open space lots, and four designated remainder parcels as defined in Government Code section 66424.6, and project associated infrastructure to be developed in compliance with hillside management and density controlled development design review criteria.
3. A conditional use permit is required to authorize the proposed density-controlled residential development in a hillside management area, pursuant to Sections 22.56.205 and 22.56.215 of the Los Angeles County Code ("County Code").
4. A conditional use permit for a density-controlled development allows clustering of the units into the least environmentally sensitive areas of the site while retaining the remaining portion of the property in permanent open space.
5. A conditional use permit for development in a hillside management area protects the resources in hillside areas from incompatible development, which may result in, or have the potential for environmental degradation and/or destruction of life and property, and ensures, to the extent possible, that development maintains and enhances the natural topography, resources and amenities of the hillside management area while allowing for limited controlled development therein.
6. The subject site is located north of State Route 118 (Simi Valley Freeway) at the northerly terminus of Canoga Avenue and the northerly terminus of Topanga Canyon Boulevard in the Chatsworth Zoned District.
7. The site is 230.58 acres in size, irregular in shape, and has flat to hilly topography. A large portion of the property is generally a plateau that is bordered to the west and south by Devil Canyon and to the east by Brown's Canyon. It is generally vacant though five single-family residences, and the foundations of several other residences exist on the site.

8. The majority of the subject property was historically known as the Deerlake Highlands Tract, a Record of Survey subdivision of approximately 2,575 lots recorded in the late 1920s. Since their creation in the late 1920s, these substandard sized lots have been occasionally conveyed, sold, and acquired. These lots have been merged into 624 lots, each with a minimum of 6,000 square feet through the processing and issuance of 624 unconditional certificates of compliance.
9. Access to the site is provided by Topanga Canyon Boulevard to the west and Canoga Avenue to the east. Presently, the upper portions of the project site are accessible only via a substandard bridge across Devil Canyon from Canoga Avenue.
10. The site is zoned A-1-1 (Light Agriculture, one acre minimum required area) and R-1-6,000 (Single-family residential-6,000 square feet minimum required area). The zoning was established by Ordinance No. 7505 which became effective on April 14, 1959.
11. The proposed project complies with the applicable requirements of the A-1-1 and R-1-6,000 zoning classifications applicable to the property.
12. Surrounding zoning is R-1-6,000 to the south (Twin Lakes), A-2-1 to the north, R-1-6,000 to the east, and A-1-1 to the west. The Board has indicated its intent to approve Zone Change Case No. 00-188-(5) which would change the zoning of the property to the west to RPD-5,000-6U.
13. Properties to the north of the subject property are vacant. Immediately to the west of the site is a proposed 65 unit residential condominium development, which the Board has indicated its intent to approve. This condominium development is adjacent to an existing multi-family development. To the south is the Twin Lakes community developed with single-family residences and to the east, across Brown's Canyon within the boundaries of the City of Los Angeles is Porter Ranch, a large master planned community with approximately 2,400 dwelling units either built or under construction.
14. The subject property is depicted within the Non-Urban (R) and Rural Communities (RC) land use classifications on the land use policy map of the Los Angeles Countywide General Plan ("General Plan"). The Rural Communities designation permits residential density of one to six dwelling units per acre. The Non-Urban designation permits a maximum density of one dwelling unit per acre. The project's overall proposed density is approximately 1.7 dwelling units per acre.
15. The Non-Urban designated portion of the subject property is located at the southeasterly edge of the site. This area contains relatively less steep hillsides and is appropriate for more urban development. The General Plan permits

density transfer from urban to non-urban areas where topography or geologic conditions warrant such transfer. Twenty-three units are proposed to be transferred from the urban area to the non-urban area, from that portion of the site designated Rural Communities to that designated Non-Urban. The transfer of this number of units is acceptable given the overall number of units and the topographic conditions which exist in the urban area which make the area unsuitable for development. The transfer of 23 units from the southeasterly portion of the site designated urban to a portion of the non-urban area within the southwesterly portion of the site satisfies the General Plan requirement. The topographical data supports the need for transfer because portions of the southwesterly non-urban areas are more amenable to development since they are significantly flatter than the southeasterly portion of the site designated as urban. This transfer has resulted in a better project design while staying within density limits

After the density transfer, the project will consist of 54 dwelling units on 65.42 acres of the site designated as non-urban and 321 dwelling units on approximately 165 acres of the site designated Rural Communities. The density of the proposed project is consistent with the land use classifications of the General Plan.

16. The proposed project is consistent with the goals and policies of the General Plan. The project concentrates land use growth adjacent to existing urban development and the proposed density transfer allows for preservation of hillsides and flexibility in design. The density of the proposed project is compatible with the land use patterns of the surrounding community.
17. The non-urban portion of the subject property contains natural slopes of 25 percent or greater. Therefore, a conditional use permit to ensure compliance with hillside management design review criteria is required.
18. The slope analysis prepared for the non-urban portion of the project indicates that 18.23 acres are in the 0-25 percent category, 23.38 acres are in the 25-50 percent category, and 23.81 acres are in the 50 percent and above category. Based on the slope analysis prepared for the non-urban portion of the project, and the minimum and maximum number of units permitted under the General Plan and the zoning within the Rural Communities portion of the project, the maximum permitted residential density for the subject property is 1,022.07 units and the low-density threshold is 171.15 dwelling units. The proposed project complies with these density thresholds.
19. The clustering of units is permitted, provided the overall density does not exceed the density permitted by the zoning.

20. Vesting Tentative Tract Map No. 53138 is a related request to subdivide the subject property into 375 single-family residential lots, 14 private and future street lots, four debris basin lots, one helispot lot, one sheriff's storefront facility lot, 21 open space lots, and four "remainder parcels."
21. The applicant's site plan ("Exhibit A"), depicts the 230.58 acre property. The site plan depicts the project divided into four neighborhoods with distinct lot sizes, configurations and a range of housing types. Neighborhood 1 with 48 lots is located adjacent to the Twin Lakes community with the remaining three neighborhoods accessed by two bridge crossings of Devil Canyon. A total of 191 lots within the project contain at least 15,000 square feet, with 55 of those lots designed specifically for equestrian use and located adjacent to existing and proposed riding and hiking trails. The site plan depicts a system of trails incorporated into the project with a loop trail connecting to the Santa Susana pass trail and an additional internal system. A sheriff's storefront facility is to be located at the entrance to the project at Topanga Canyon Boulevard (Lot 377) and a Fire Department helipad is located at the northeast corner of the property (Lot 399).
22. A significant amount of correspondence from surrounding neighbors and interested parties was received in opposition to the project. Comments included concerns about traffic impacts, loss of natural open space, safety issues, impacts on schools, lack of County services in the area, the need to maintain the existing rural lifestyle of Chatsworth, the need for access to properties to the north of the project, stormwater impacts on Devil Canyon, the need for a connecting trail system, the need to consider alternative access to the site from De Soto Avenue, and the concern that the proposed density would be inconsistent with the density of the surrounding community.
23. During the public hearing before the Commission, the Commission heard staff's presentations, the applicant's presentation, and extensive testimony from concerned neighbors. Much of the public testimony reiterated comments received in written correspondence but stressed the need for reduced density, adequate trails, lots of at least 15,000 square feet and lots specifically designed to allow horse keeping, and inclusion of a roadway connection to the north.
24. In response to community concerns, the Commission directed the project applicant to redesign the project keeping in mind the comments raised during the public hearing. The applicant participated in community meetings and formed a community advisory group to redesign the project in response to these comments. The project design approved by the Commission and considered by the Board as well as "additional conditions" proposed by the applicant resulted from these community meetings.

25. At the public hearing before the Board, the applicant, as well as several members of the public, testified in favor of the proposed project. These proponents testified favorably concerning the project's improvement of services, including sewage disposal capability to the Twin Lakes Community, the addition of needed housing, the preservation of open space, hiking and equestrian trails, and wildlife corridors, and the economic benefits to the local economy from job creation during construction.
26. At the public hearing before the Board, several members of the public testified in opposition to the proposed project. These opponents cited concerns regarding water quality impacts for stormwater runoff, traffic impacts on Canoga Avenue during construction, traffic impacts from the built-out project, the density of the project, access for properties north of the project site, and impacts on natural wildlife habitat.
27. The redesigned project includes the provision of a "tap" street to the project's northerly boundary in a feasible and logical location to serve property owners north of the project. On the final unit tract map that includes "T" Street, additional easements for ingress, egress, and underground utility purposes will be reserved in documents for the benefit of properties to the north of the project, as described in project conditions. These easements are in feasible and logical locations to serve properties north of the project. The Mountains Recreation and Conservation Authority ("MRCA") has initiated an action to provide an easement to identified property owners north of the project site over the approximately ten-foot strip of land owned by the MRCA adjacent to the project's northerly boundary.
28. The applicant proposes grading to be balanced on site. A total of 2,249,000 cubic yards of earthwork is proposed. The total disturbed area will occupy approximately 157 acres, not including fuel modification impacts. The single-family residential pads will occupy a total of 62.2 acres, or 27 percent of the project site.
29. The proposed residential development will be required to comply with the development standards and requirements applicable to the R-1 and A-1 zones, as set forth in Sections 22.20.070 through 22.20.150, and Sections 22.24.070 through 22.24.110, of the County Code.
30. The proposed project's use of clustering, considerations given to size, scale and bulk, and modification in grading technique result in a visual quality that will complement community character and benefit current and future community residents.
31. Pursuant to Section 22.56.215.J.1 of the County Code, the proposed project is required to contain open space in an amount not less than 25 percent of the net urban hillside management area and not less than 70 percent of the net non-

urban hillside management area. The proposed project has the necessary provision for open space, in that approximately 175 acres of open space will be provided, including 73.5 acres of undeveloped area, 58.7 acres of landscaped slopes, three mini-parks comprising one acre each, and 4.69 acres of riding and hiking trails and 39 acres of landscaped yard. These open space areas represent approximately 76 percent of the project area.

32. As required by Section 22.56.215.J.1 of the County Code, provision will be made for landscaping all common or open space areas not to be left in a natural state, all utilities will be placed underground, and exterior elevation drawings indicating building heights and major architectural features shall be submitted to and approved by the Director of the Department of Regional Planning prior to the issuance of any building permit.
33. Pursuant to Section 22.56.205 of the County Code, the applicant shall provide for the permanent reservation of all commonly owned areas, and no dwelling unit shall be sold, conveyed or otherwise alienated or encumbered separately from an undivided interest in the commonly owned areas.

It is the intent of the hillside management conditional use permit process to protect the resources in hillside management areas as specified in the General Plan from incompatible development which may result in or have the potential for environmental degradation and/or destruction of life and property. It is not the purpose of this process to preclude development within these areas but to ensure, to the extent possible, that such development maintains, and where possible enhances, the natural topography, resources, and amenities of the hillside management areas while allowing for limited controlled development therein.

34. The project's location, size, design and operating characteristics have given consideration to harmony in scale, bulk, coverage, and density; the availability of public utilities, services and facilities; the generation of traffic and the capacity and physical character of surrounding and proposed streets; and the suitability of the site for the type and intensity of use or development which is proposed.
35. The proposed project includes community facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan.
36. The approval of the proposed dwelling units for the proposed development in non-urban hillsides is allowed since the proposed conditions of approval adequately mitigate problems of public safety, design, and environmental considerations as provided in the General Plan.

37. The proposed project has the necessary provision for open space areas.
38. Approval of this conditional use permit is conditioned on the applicant's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 53138.
39. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
40. Four debris basins will be constructed as part of the project, which will remove over 4,500 cubic yards of solids from the storm water runoff to be discharged into the natural water course adjacent to the project site.
41. Vortex separation systems ("VSS"), also known commercially as Continuous Deflection Separation ("CDS") systems, including the placement of "sorbents" for the removal of oil and grease, will be installed at all storm drain outlets to further treat storm water runoff prior to discharge into the natural water course
42. VSS (or CDS) systems have been approved by the Regional Water Quality Control Board ("RWQCB") as compliant with its "full capture device" criteria set forth in the Total Maximum Daily Load regulations for trash in the Los Angeles River Watershed.
43. The CDS satisfies the State Resources Control Board Resolution No. 68-18 (Anti-degradation Policy) as the best "practicable" treatment or control of the discharge necessary to assure that: (a) a pollution or nuisance will not occur, and (b), the highest water quality consistent with maximum benefit to the people of the State will be maintained.
44. VSS (or CDS) systems have been approved by the Los Angeles County Department of Public Works for use as storm water treatment devices, which comply with the Best Management Practices criteria of the federal Clean Water Act and the regulations of the RWQCB.
45. Oak Tree Permit 99-239-(5) requests authorization to remove 61 oak trees and encroach into the protected zones of an additional 11 trees in conjunction with the construction of a residential development, pursuant to Section 22.56.2060 of the Los Angeles County Code.
46. The applicant has submitted an Oak Tree Report prepared by a certified arborist that identifies and evaluates a total of 357 oak trees.
47. The Los Angeles County Forester and Fire Warden, Forestry Division, has reviewed the Oak Tree Report and determined that the document is accurate and

complete as to the location, size, condition and species of the oak trees on the site. The County Forester has recommended approval of the requested removals and encroachments, subject to the recommended conditions of approval including replacement trees to be provided on a 2:1 basis. The total mitigation planting includes 106 specimen oak trees. In addition, 106 acorns shall be planted, as required by this Board.

48. The removal of the 61 oak trees and encroachment into the protected zones of an additional 11 trees is necessary to allow the construction of proposed streets, building pads and other related and necessary improvements, due to site constraints such as topography and drainage.
49. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Department of Public Works as condition of tract approval.
50. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code section 21000 *et seq.*), the State CEQA Guidelines and the County's Environmental Document Reporting Procedures and Guidelines ("County CEQA Guidelines"). The Initial Study concluded that there was substantial evidence that the project may have a significant impact on the environment in the following areas: aesthetic/visual, air quality, archaeological/ historical, drainage, flooding, fire hazard, geologic/seismic, noise, public services/facilities, schools, sewer capacity, soil erosion/grading, solid waste, traffic/circulation, vegetation, water quality, water supply, wetlands/riparian, wildlife, and cumulative effects. The Initial Study demonstrated that an Environmental Impact Report ("EIR") would be required.
51. The EIR prepared for this project concluded that no significant effects which cannot be avoided or mitigated have been identified. All potentially significant environmental impacts including aesthetic resources, air quality, biota, cultural resources, geology, hydrology and water quality, noise, traffic, public services, including fire protection, police protection, and library services, and utilities, including water supply, waste water, solid waste, electricity and natural gas can be mitigated to a less than significant levels through implementation of the mitigation measures identified in the EIR.
52. A Final EIR ("FEIR") for the project has been prepared in compliance with CEQA (Public Resources Code Section 21000 *et seq.*), the State CEQA Guidelines and the County CEQA Guidelines. The FEIR consists of the Draft EIR dated November 2001, the Technical Appendices to the Draft EIR dated November 2001 and the FEIR, including responses to comments dated December 2003. The Board has independently reviewed and considered the FEIR and it reflects the independent judgment of the County.
53. A Mitigation Monitoring Program consistent with the conclusions and recommendations of the FEIR has been prepared. The Mitigation Monitoring

Program identifies in detail the manner in which compliance with the measures adopted to mitigate, or avoid potential adverse impacts of the project to the environment is ensured, and its requirements have been incorporated into the conditions of approval for this project.

54. The Board finds that this project is not *de minimus* in its effect on fish and wildlife resources. Therefore, this project is not exempt from California Department of Fish and Game Fees pursuant to section 711.4 of the California Fish and Game Code.
55. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision in this matter is based is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing, or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private facilities as are required;
- E. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to: life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard;
- F. That the proposed project is compatible with the natural biotic, cultural, scenic and open space resources of the area;

- G. That the proposed project is conveniently served by neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan;
- H. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;
- I. That the approval of the proposed development within a hillside management area, with dwelling units exceeding the number permitted by the low-density threshold in non-urban hillsides and the midpoint of the permitted density range in urban hillsides, is based on the project's ability to mitigate problems of public safety, design and/or environmental considerations, as provided in the Zoning Ordinance and the General Plan;
- J. That construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Part 16 of Chapter 22.56 of the Los Angeles County Code;
- K. That removal of 61 oak trees and encroachment into the protected zone of 11 additional trees is necessary for development reasons as continued existence of the trees at their present location frustrates the planned improvements or proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive;
- L. That the removal of the 61 oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- M. That the removal of the oak trees proposed will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that it has reviewed and considered the information contained in the FEIR; certifies that the FEIR has been completed in compliance with CEQA, the State CEQA Guidelines and County CEQA Guidelines and reflects the independent judgment of the Board as to the environmental consequences of the project, and determines that the significant adverse effects of the project have been reduced to an acceptable level, as described in the project Environmental Findings of Fact, which findings are incorporated herein by reference.
2. Approves and adopts the Mitigation Monitoring Program for the proposed project, incorporated in the FEIR, and pursuant to section 21081.6 of the Public Resources Code, the Board finds that the Mitigation Monitoring Program is

adequately designed to ensure compliance with the mitigation measures during project implementation.

3. Approves Conditional Use Permit Case No. 99-239-(5) and Oak Tree Permit Case No. 99-239-(5) subject to the attached conditions.

CONDITIONAL USE PERMIT NO. 99-239-(5)

CONDITIONS OF APPROVAL

1. This grant authorizes the use of the subject property for a total of 375 single-family residential lots, 14 private and future street lots, four debris basin lots, one helispot lot, one sheriff's storefront facility lot, 21 open space lots, four "remainder parcels," and project-associated infrastructure to be developed in compliance with hillside management and density-controlled development design review criteria, as depicted on the approved Exhibit A (dated March 24, 2004), subject to all of the following conditions of approval.
2. A minimum of 50 percent of the 375 lots, or 188 lots, shall be 15,000 square feet in size, or larger.
3. A minimum of 55 lots shall be specifically designated to accommodate horse keeping.
4. The subject property shall include a general perimeter of lots that are 15,000 square feet in size, or larger, along the eastern and southern perimeters of Neighborhoods I and II, as shown on Exhibit A of this Conditional Use Permit.
5. This grant shall not be effective for any purpose until a duly authorized representative of the permittee and the owner of the subject property, if other than the permittee, have filed at the office of the Department of Regional Planning an affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 9, and until all required monies have been paid pursuant to Condition No. 10.
6. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, its successors and assigns, and any other person, corporation, or entity making use of this grant.
7. If any material provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if they find that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.

9. The terms and conditions of the grant shall be recorded in the office of the County Recorder prior to the issuance of any grading or building permit or concurrent with the recordation of the final map, whichever occurs first. In addition, upon transfer or lease of all or any portion of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
10. Within five days of the approval date of this grant, the permittee shall remit processing fees in the amount of \$875 payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code and section 711.4 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
11. The mitigation measures set forth in the Final Environmental Impact Report ("FEIR") for the project are incorporated by this reference and made conditions of this permit, and the permittee shall comply with the attached Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence:
 - A. Prior to or concurrent with submittal of the revised Exhibit A to be approved by the Director of the Department of Regional Planning ("Director") prior to issuance of grading permits;
 - B. At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase;
 - C. Prior to occupancy clearances by the Department of Public Works; and
 - D. Additional reports shall be submitted as required by the Director.
12. The subject property shall be graded, and maintained in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity in violation of any such law, statute, ordinance or other regulation shall be a violation of these conditions. If any inspection of the subject property discloses that the property is being used in

violation of any condition of this grant, the permittee may be required to reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment.

13. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
14. In the event that any claim, action, or proceeding is filed as described above, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - A. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - B. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

15. This grant shall expire unless used within two years after recordation of a final map for Vesting Tentative Tract Map No. 53138. In the event that Vesting Tentative Tract Map 53138 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlements to the use of the property thereafter shall be subject to the regulations then in effect.
16. The subject property shall be graded, developed and maintained in substantial compliance with the approved Exhibit A, which includes the tentative tract map (dated March 24, 2004), Community Character booklet, and exhibit maps.

Amended or revised tentative maps approved for Vesting Tentative Tract Map No. 53138 may, at the discretion of the Director, constitute a revised Exhibit A.

17. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit A or a revised Exhibit A approved by the Director.
18. The development of the subject property shall conform to the conditions of approval for Vesting Tentative Tract Map No 53138.
19. No grading permit shall be issued prior to the recordation of a final map unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of Vesting Tentative Tract Map No. 53138.
20. Any future development of the four lots designated as remainder parcels shall be subject to the regulations in effect at the time of such development, including the provisions of sections 66410 et seq. of the California Government Code (Subdivision Map Act) and the requirements of the Subdivision and Zoning Ordinances.
21. The applicant shall provide no less than 175 acres of open space, representing 76 percent of the project site, consisting of 73.5 acres of undeveloped area, 58.7 acres of landscaped slopes, and 4.69 acres of riding and hiking trails and 39 acres of landscaped yards. An additional 68 acres off-site shall be dedicated to the County or public conservation agency satisfactory to the Director, as biological mitigation pursuant to the Mitigation Monitoring Plan and Environmental Findings of Fact for the project.
22. Two private active use areas shall be provided on open space lots 376 and 384 to the satisfaction of the Director. Amenities such as benches, playground equipment or other similar features shall be provided as depicted on the approved Exhibit A.
23. A natural park area shall be provided on a portion of open space lot 416 as shown on the approved Exhibit A.
24. An equestrian rest area shall be provided and permanently maintained by the Homeowners' Association on the remainder parcel adjacent to lot 262, as depicted on the approved Exhibit A. If necessary, an alternative location in the same general vicinity may be considered subject to the approval of a revised Exhibit A.
25. The permittee shall pay the Quimby in-lieu fee of \$410,040 as required by the Department of Parks and Recreation.

26. The area of individual lots shall substantially conform to that shown on the approved Exhibit A and shall include at least 55 lots containing a minimum of 15,000 square feet and specifically designed to accommodate horse keeping. Each horse-keeping lot shall include a minimum area of 2,000 square feet designated specifically for horse keeping. No portion of the designated area shall be closer than 35 feet to any habitable structure and shall comply with the requirements of the County Code. Site plans depicting compliance shall be submitted to the Director prior to issuance of building permits.
27. This project is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the proposed zones in accordance with County Code Section 22.56.205. Associated Vesting Tentative Tract Map No. 53138 may record in phases as separate final maps, provided that the average area of all lots shown on each final map in conjunction with all previously recorded final maps complies with the minimum area requirements of the zones where the lots are proposed with reduced areas. In the event any portion of the subject property is further subdivided in the future, the area of the proposed lots shall be averaged with all of the subject property to collectively conform to the minimum lot area requirements.
28. Prior to the issuance of any grading permit or building permit, site plans covering the applicable development phase as identified on the phasing map for Vesting Tentative Tract Map No. 53138 shall be submitted to and approved by the Director indicating that the proposed grading and/or construction:
 - A. complies with the conditions of this grant and the standards of the zone; and
 - B. is compatible with hillside resources.
29. Review of the site plan shall emphasize, within the limits established by geologic and engineering constraints, grading amount and technique, preservation of natural features, landscaping of altered open space and graded slopes, and placement of residences onsite. Other features to be indicated on all site plans include walls, landscaping, driveways, and building setbacks.
30. All utilities shall be placed underground.
31. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.
32. Prior to recordation of any final map for associated Vesting Tentative Tract Map No. 53138, the permittee shall submit copies of the Covenants, Conditions and Restrictions ("CC&R's") for the project to the Director. The CC&R's shall include

a prohibition on the use of water softener units in the single family residences which discharge chemical agents into the public sewer system.

33. During construction the permittee and its contractor shall comply with Sections 12.12.010-12.12.100 of the County Code regarding building construction noise.
34. On-site grading shall be limited to that which is necessary to construct roads, bridges, parks, community facilities, common area facilities, building pads within housing neighborhoods, and other improvements shown on the approved Exhibit A.
35. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and the requirements of Condition No. 59 have been met.
36. The permittee shall, upon the commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
37. No construction equipment or vehicles shall be parked or stored on any existing public or private street.
38. No recreational vehicles shall be parked or stored on any street within the development. The permittee shall provide for continuous enforcement of this restriction in the project's CC&R's.
39. To the extent authorized by applicable law, the permittee shall encourage the hiring of disadvantaged business enterprises to participate in project construction. This shall include outreach and public education efforts.
40. The permittee shall obtain all necessary permits from the Los Angeles County Department of Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.
41. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County of Los Angeles.
42. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage. These shall include any of the above that do not directly relate to the use of the property or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such

occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

43. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to confirm what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.
44. The subject property shall be developed, operated and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department. The proposed project will fulfill its statutory responsibilities related to water conservation through its compliance with Health and Safety Code section 17921.3 which requires low-flush toilets in all new construction, Title 24 of the California Code of Regulations (sections 2-5352 (I) and (J)) which requires hot water pipes to be insulated, and Government Code section 7800 which requires lavatories to have self-closing faucets in public restrooms.
45. All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a revised site plan, shall be submitted to and approved by the Planning Director before issuance of a grading permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department. Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements.

The landscaping plan must show that at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground covering as well. However, if the applicant can prove to the satisfaction of staff that planting 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage of such planting is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by staff and the Fire Department. Fire retardant plants should be given first consideration.

Permitted Plantings. Trees, shrubs and ground coverings indigenous to the local region may be used for the required 50 percent locally indigenous landscaping. Fire retardant and locally indigenous plants that may also be used for the required 50 percent of such landscaping pursuant to a list compiled by the Los Angeles County Fire Department which may be obtained from them. This list may be amended as approved by staff.

Timing of Planting. Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs and ground coverings shall be completed within six months following occupancy.

The approved phasing plan shall set forth goals for the growth of the new plants in order to achieve established landscaping within eighteen months following completion of the required planting. The applicant shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished, at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan.

These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.

GRADING AND CONSTRUCTION ACTIVITIES

46. All of the conditions of approval shall be included with, and made a part of, all construction contracts.
47. Prior to the issuance of any grading or building permits, the permittee shall meet with the owners of existing residences within the project site to develop a plan for maintaining access and utility services to the existing residences for the duration of construction. The plan shall be subject to the review and approval of the Department of Regional Planning.
48. Prior to start of construction, including any grading activity:
 - A. A Deerlake Ranch Construction Monitoring Committee shall be established for the duration of construction activities, to be composed of no more than six individuals who shall be property-owners, tenants, business-owners and/or other interested persons in the Chatsworth area and shall be appointed by the Supervisor for the Fifth District;

- B. The permittee and its appropriate contractor representatives shall conduct a pre-construction meeting with the Deerlake Ranch Construction Monitoring Committee and other interested members of the community. The Twin Lakes Property Owners Association and Chatsworth Neighborhood Council shall be duly notified in order to plan such a meeting and a copy of the notice shall be submitted to the Director;
 - C. For the duration of construction, the permittee shall meet with the Deerlake Ranch Construction Monitoring Committee on a quarterly basis (or less frequently at the direction of the Committee.); and
 - D. For the duration of construction, the permittee shall submit to the Department of Regional Planning and the Deerlake Ranch Construction Monitoring Committee on a monthly basis, a written report concerning the monitoring of project conditions. This written report shall list the approved conditions of Conditional Use Permit Case No. 99-239-(5), Vesting Tentative Tract Map Case No. 53138-(5), and Oak Tree Permit No. 99-239-(5), as well as, provisions for reporting the periodic status of the completion of and/or compliance with, the project conditions to the Director and the Deerlake Ranch Construction Monitoring Committee. The format of the written report may be revised from time-to-time, upon recommendation by the Deerlake Ranch Construction Monitoring Committee and/or the Department of Regional Planning, and as approved by the Director. However, the requirement to provide the status of and/or compliance with project conditions shall not be revised.
49. All grading activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. No Saturday, Sunday or County-observed holiday grading operations are permitted.
50. Other construction operations, such as framing, as well as landscaping and interior building construction operations, shall be limited to Monday through Friday between the hours of 7:00 a.m. and 6:00 p.m. and on Saturday between the hours of 8:00 a.m. and 5:00 p.m. No such work shall be permitted on Sunday or County-observed holidays. Any proposed deviation from the permitted construction operations schedule shall require the permittee to notify the Deerlake Ranch Construction Monitoring Committee, the Twin Lakes Property Owners Association and the Chatsworth Neighborhood Council at least five working days prior to the proposed deviation, and obtain written approval from the Director and the Los Angeles County Building Official or their designees. The Twin Lakes Property Owners Association shall be given the opportunity to submit any written objections it might have to a proposed deviation to the County Building Official and the Fifth Supervisorial District, Chatsworth Field Office. Such deviations may include, but are not limited to: 1) any work and/or deliveries on Sundays or holidays, 2) any grading activities on Saturdays, and 3) any work and/or deliveries prior to, or after, the permitted hours specified herein.

51. Off-site vehicular traffic through the Twin Lakes Community by construction equipment and/or contractor's vehicles shall be prohibited. In addition, permittee shall specify and distribute to all contractors and suppliers, authorized routes for construction related vehicles, including delivery and contractor employee vehicles, through the area bounded by DeSoto Avenue, Devonshire Street, Topanga Canyon Boulevard and State Route 118 consistent with Condition No. 57. Chatsworth Street, between Canoga Avenue and DeSoto Avenue, shall be prohibited for use by construction vehicles. Permittee will post necessary signs and/or personnel at all entries to Twin Lakes and streets not permitted as authorized routes to ensure enforcement of these prohibitions.
52. All vehicles used by construction personnel, including those of outside suppliers and independent contractors, shall be parked on-site. Parking of such vehicles shall not be permitted off-site, including along Mayan Drive, Canoga Avenue, or within any portion of the nearby communities
53. The permittee shall make available to the Twin Lakes Property Owners Association and other interested parties, and post signs in English and the predominant second language(s) in the area, at the entry points to the project site, the name and 24-hour telephone number of the permittee's site representative, which may be the general contractor. The sign shall also include the telephone number of the Los Angeles County Department of Regional Planning's Zoning Enforcement Section, the Department of Public Works' Building and Safety Division and the South Coast Air Quality Management District. If the site representative is not the general contractor, the telephone number of the general contractor's representative shall also be provided. To ensure a continuous line of communication between these parties, the Deerlake Ranch Construction Monitoring Committee, the Twin Lakes Property Owners Association and the Chatsworth Neighborhood Council will also be provided with the telephone number of a representative of the project's general contractor, which call in telephone number shall be toll free. The representative who monitors the telephone line shall have a weekend/evening contact list for all contractors and subcontractors on the job site.

In the event the representative receives a complaint that the permittee or any contractors or subcontractors have failed to comply with any conditions of the tentative subdivision map, the conditional use permit, oak tree permit, any other permits or any applicable code, regulation or law, the representative shall respond to the complainant within two hours of the first call for calls made between the hours of 8 a.m. and 5 p.m. and by 9 a.m. the following morning for calls received after 5 p.m. and before 8 a.m. If the situation is reasonably construed to be an emergency, response shall be provided within two hours no matter what time the initial call is made. Actual attempts to resolve the complaint must begin as soon as reasonably practical and shall be diligently pursued until completed. Vehicles and construction equipment operated by the permittee and its representatives are allowed access during off-hours to undertake activities

related to resolving complaints. A log of complaints and resolution of the complaints shall be maintained, including the date and time of call and date and time of resolution, and shall be made available for inspection upon request by the community members or governmental agencies. If, after the appropriate written notice, the permittee, its contractors, and/or subcontractors fail to comply with any conditions of the tentative subdivision map, conditional use permit or other permits or any applicable code, regulation or law, the permittee, its contractors and/or subcontractors shall be subject to all penalties, including financial, as prescribed by law.

54. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works. Water tanks and water trucks shall be available on-site 24 hours per day, 7 days per week prior to, and during any grading operations to ensure that effective dust control measures can be implemented and sustained during operations. Permittee shall comply with SCAQMD Rule 403 at all times. Grading cut and fill quantities shall be balanced on-site and no direct import or export of dirt shall be permitted off-site, except for import of certain select materials such as landscape top soil, decomposed granite for trails and other sub-base materials to comply with County Public Works standards for construction.
55. All construction-related vehicles and equipment, whether or not regulated by the California Vehicle Code, shall adhere to the requirements of the Los Angeles County Noise Ordinance, Title 12, Section 12.08.440, and the Mitigation Measures provided for in Section 4.7 of the Environmental Impact Report ("EIR").
56. No access of heavy construction equipment or vehicles, or delivery of construction materials, shall be permitted onto the project site via Canoga Avenue prior to 9:00 a.m. and after 2:00 p.m. Mondays through Fridays. No such access or deliveries shall be permitted on weekends or holidays. In addition, permittee, in consultation with the Los Angeles County Department of Public Works and in a manner consistent with the timing requirements for the construction of the "A" Street Bridge, shall specify authorized routes for construction-related vehicles, including delivery and contractor employee vehicles, consistent with Condition No. 57(d)(ii) of this grant. Permittee will post necessary signs and/or personnel at all entries to Twin Lakes and local streets not permitted as authorized routes to ensure enforcement of these prohibitions.
57. Upon completion of "A" Street and the bridge, as shown on the Tentative Subdivision Map, access to the project via Canoga Avenue by construction equipment or vehicles shall be prohibited, and all construction traffic shall use Topanga Canyon Boulevard. In addition, the following conditions shall apply during the construction of the "A" Street Bridge:
 - A. Upon expiration of all appeal periods, including the statutory time period for a legal challenge to the EIR, permittee shall prepare

necessary engineering drawings for the construction of the "A" Street Bridge (aka Topanga Bridge.)

- B. Prior to recordation of the first final unit map, the permittee shall have applied to the Department of Public Works for and received a permit to construct the "A" Street Bridge, or the "A" Street Bridge shall be included in the Improvement Agreement for the first final unit map.
- C. Prior to the issuance of the first residential building permit, construction shall commence on the "A" Street Bridge.
- D. Prior to completion of the "A" Street Bridge, construction traffic on Canoga Avenue shall be subject to the following controls:
 - (i) No access for construction equipment or vehicles, or delivery of construction materials, shall be permitted onto the project site via Canoga Avenue prior to 9:00 a.m. and after 2:00 p.m. on Mondays through Fridays, and no such access or deliveries shall be permitted on Saturdays or Sundays or legal holidays observed by the County of Los Angeles;
 - (ii) Construction traffic shall be permitted to travel along the following three routes only: 1) from De Soto Avenue, to Devonshire Street, to Canoga Avenue, to the site; 2) from Topanga Canyon Boulevard, to Chatsworth Street, to Canoga Avenue, to the site; and 3) from Topanga Canyon Boulevard, to Poema Place, to the site;
 - (iii) Until construction of the "A" Street Bridge has been completed and construction-related traffic is no longer permitted to use Canoga Avenue, the permittee shall have two crossing guards on duty when local schools, day camps, or summer camps are in session: one crossing guard at the intersection of Canoga Avenue with Chatsworth Street and one crossing guard at the intersection of Canoga Avenue with Tulsa Street;
 - (iv) Until construction of the "A" Street Bridge has been completed and construction-related traffic is no longer permitted to use Canoga Avenue, the permittee shall have one or two flag persons, as determined by the Department of Public Works, on south-bound Canoga Avenue to alert motorists to oncoming construction vehicles;

- (v) The "A" Street and Canoga Avenue bridges shall be completed and open for construction traffic prior to issuance of the 130th residential building permit;
 - (vi) No construction equipment, materials and supply deliveries shall be permitted on Canoga Avenue after the issuance of the 130th residential building permit. Upon the completion of the "A" Street Bridge, construction traffic shall be restricted to travel only from Topanga Canyon Boulevard, to Poema Place, to the site; and
 - (vii) Upon completion of the "A" Street Bridge, the permittee shall post "No Construction Traffic" signs on the Canoga Avenue entrance to the site prohibiting construction traffic on Canoga Avenue and diverting all such traffic to Topanga Canyon Boulevard and "A" Street.
- 58. All construction equipment shall utilize modern emissions control technology as outlined in the EIR to minimize emissions. In addition, all waste shall be disposed of properly. Recyclable construction materials should be collected in appropriately labeled containers, and non-recyclable materials and waste products must be transported to appropriate landfills, or other disposal facilities. All toxic or hazardous waste must be disposed of at appropriately licensed facilities. Leaks, drips and spills, whether accidental, or in connection with equipment maintenance procedures, must be cleaned up immediately to prevent soil and/or water contamination. Dry clean-up methods shall be used wherever possible rather than hosing down material spills. Drop cloths or drip pans shall be employed in connection with equipment maintenance.
- 59. If blasting is found to be necessary within the project area, the permittee shall obtain a blasting permit subject to all of the following:
 - A. Enlist the services of a registered seismologist to obtain and evaluate seismic data;
 - B. Inspect all structures (interior and exterior) within a 300 foot radius of any and all area to be blasted, checking and documenting pre-blasting conditions. The review is to be accomplished by the licensed seismologist and the County grading inspector;
 - C. Obtain the State-required blasting permit from the Los Angeles County Fire Department;
 - D. Have the seismologist at, or near, the closest structure, or any structures deemed most susceptible to shock effects whenever blasting occurs. The seismologist shall submit two copies of a weekly summary of blasting

activity with test results to the permittee's construction project administrator. One copy of this report shall be submitted to the County grading inspector;

- E. The seismologist and County grading inspector shall re-inspect the structures within the same area described in "B" above for post-blasting conditions. Re-inspections shall be fully documented;
 - F. As agreed, if complaints are made by nearby residents, the County grading inspector shall notify the Twin Lakes Property Owners Association of the nature of the complaint, that the complaint is being investigated and that comments for consideration during the investigation may be considered. As a result of the investigation, further conditions or restrictions may be imposed by any County agency with jurisdiction over the blasting operations, including prohibitions on further blasting operations if it is determined that further blasting operations present a safety hazard or unreasonable public nuisance;
 - G. Blasting shall be conducted between 1:00 p.m. and 3:00 p.m. and at a time when potential dust generated by blasting activities would not adversely impact nearby residents by prevailing wind, except that other blast times may be authorized by the County grading inspector, subject to the notification procedure in "H" below;
 - H. Every Friday by 4:00 p.m., all residents and businesses within a 2,000 foot radius of the blast location shall be notified in writing when blasting is scheduled to occur for the following week including the days and times (1:00 p.m. to 3:00 p.m. except as otherwise authorized) and the estimated duration of each blasting activity, and a copy of the notice shall be submitted to the Director. This blasting schedule shall be approved by the County building inspector prior to distribution; and
 - I. Water and other approved dust inhibitors must be placed over the blast area a minimum of one hour prior to actual blasting.
60. For the duration of construction activities on the project site, the permittee shall survey the market to determine if there exists a more effective stormwater filtration device, as compared to the approved Continuous Deflection Separation (CDS) system, and shall submit a report of its findings to the Department of Public Works on a semi-annual basis and prior to the recordation of each final unit map. If a more effective device is commercially available and approved by appropriate regulatory agencies, the permittee shall diligently work with the Department of Public Works to incorporate the device into the project.

TRAILS

61. During grading and until completion of the permanent trails within the project, the permittee shall coordinate with representatives of the various local equestrian groups and other interested persons to locate and build temporary riding and hiking trails which, when physically possible, will connect to existing trails from Devil Canyon and Brown's Canyon north of the project. These temporary trails may be relocated from time-to-time due to the need to accommodate construction activity. The proposed locations and construction of the temporary trails shall be reviewed by the Trails Coordinator for the Los Angeles County Department of Parks & Recreation.
62. Prior to recordation of the final map for Vesting Tentative Tract Map No. 53138, the permittee shall install appropriate guard railing on top of, and along the approaches to, the existing dam (Old Canoga bridge) within Devil Canyon to the satisfaction of the Trails Coordinator for the Department of Parks & Recreation.

SCHOOLS AND OTHER FACILITIES

63. Subject to an agreement with the City of Los Angeles ("City"), the permittee shall provide evidence to the Director that a contribution to the City's Chatsworth Library in the amount of \$125,000 has been made.
64. Pursuant to Chapter 22.72 of the County Code, pay a fee to the Los Angeles County Librarian prior to issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is \$638 per dwelling unit (\$638 x 375 dwelling units = \$239,250). The permittee or its successor in interest may contact the County Librarian at (562) 940-8430 regarding payment of fees.
65. The permittee shall construct a sheriff's storefront sub-station facility, not to exceed 800 square feet in size but no less than 600 square feet in size, as depicted on the approved Exhibit A. The facility shall be offered to the Sheriff's Department under appropriate terms and conditions as provided for in an agreement between the County and the permittee. The Sheriff's facility shall be constructed as soon as "A" Street has been completed and Mayan Drive has been relocated, as shown on the approved Exhibit A, to the satisfaction of the Los Angeles County Department of Public Works. In addition to parking required to serve the Sheriff's facility, an additional four parking spaces, at a minimum, shall be provided for trail users.
66. Prior to the issuance of any building permit, the permittee shall provide evidence to the Director that a contribution of approximately \$300,000 has been made to

be used for construction and/or child care programs within the Chatsworth community.

67. As agreed, prior to recordation of a final map for Tract Map No. 53138, the permittee shall pay directly to the Twin Lakes Property Owners Association the sum of \$230,000 to be used by the Association for the construction of signs, monuments, mail boxes, mail box shelters, street signs, paving and/or re-paving of roads, and any other related community improvement on Association's members' properties that the Association deems appropriate. Prior to payment of the \$230,000, the Twin Lakes Property Owners Association shall submit to permittee a declaration executed by the Association's officers stating that said sum will be used for the benefit of the Twin Lakes community for purposes substantially as specified herein.
68. The permittee shall use its reasonable best efforts to work with the County-franchised Cable TV operator to have the franchisee provide cable services to the existing Twin Lakes community.
69. In the event that a Community Facilities District ("CFD") is proposed to fund public facilities for the project, prior to recordation of a final map for Tract Map No. 53138, the permittee shall request that the CFD include funding for the design and construction of public main-line sewers, including five foot lateral stubs in the public right-of-way, to serve the existing Twin Lakes community. To the extent authorized by law and subject to the County's sale of CFD bonds for that purpose, such CFD funding may be used to make a contribution to a County Improvement District ("CID") which may be formed by the Board, at the request of the Twin Lakes community, specifically for the design, acquisition of rights of way through grant or condemnation, and construction of main line sewers within that community. Alternatively, in the event a CID is not formed in a timely manner, or is deemed by the County to be an inappropriate means of implementation, the permittee may construct the public mainline sewers under a private contract, subject to funding by the CFD and acquisition of right-of-way through grants of easements or condemnation by the County. Under either alternative, upon completion of construction to the satisfaction of the Department of Public Works, the mainline sewer shall be transferred for ownership and maintenance to the Los Angeles County Sewer Maintenance District. Performance of the permittee under this condition shall be subject to the following:
 - A. Upon expiration of all appeal periods, and statutes of limitation for legal challenges to the project, without the filing by any party of litigation challenging the project, the permittee shall prepare all necessary easement documents, including legal descriptions, for each easement required to construct the Twin Lakes sewer across applicable private parcels;

- B. Prior to recordation of the first final map, the permittee shall request formation of the CFD to fund public facilities for Deerlake Ranch, and, subject to the County's sale of CFD bonds for that purpose, include funding for the complete design and construction of public main line sewers, including five foot lateral stubs in the public right of way, to serve the existing Twin Lakes Community;
- C. Following the submission of an application for the formation of a CFD for this project that specifically lists the Twin Lakes sewer as an approved facility to receive funding, the permittee shall have 90 days to obtain all necessary grants of easements and consents;
- D. At the end of the 90-day period, the permittee shall present the County with a list, including legal descriptions, of all parcels that have not voluntarily granted easements necessary to construct the Twin Lakes sewer. The County shall commence proceedings to acquire the remaining required sewer easements through eminent domain;
- E. Permittee shall construct or cause to be constructed the sewer facilities for Twin Lakes regardless of the final cost and regardless of whether a CFD is approved by the County of Los Angeles. Upon recordation of all easements necessary to construct the Twin lakes sewer, the permittee shall commence construction in a timely manner, in coordination with the installation of the project sewer main to Canoga Avenue.

Prior to approval of the first final unit map, the permittee shall enter into an agreement with the County to thereafter complete the improvements at the permittee's sole expense. The permittee shall guarantee its performance of the agreement by furnishing cash, a certificate of deposit, a letter of credit, or other instrument acceptable to the Director of the Department of Public Works, which shall be returned to the permittee at such time as the sewer facilities are completed by the permittee and accepted by the Department of Public Works.

- F. In addition to the construction of the main line sewer, permittee shall "stub out" the sewer lateral to the edge of the easement for the main line sewer for each lot in "old" Twin Lakes. Property owners will be responsible for their own hook up fees (estimated in 2002 to cost \$3,900) and for the construction of their own private connections between their house and the main sewer line easement; and
 - G. Following the installation of the main line sewer, all roads disturbed by the trenching for the main line sewer shall be paved with an asphalt overlay of the existing road base. Any damage by permittee's sewer contractor to Twin Lakes community roads not disturbed by the sewer installation shall also be repaired to their prior state to the satisfaction of the Department of Public Works.
70. As agreed, prior to recordation of the first final unit map, the permittee shall deposit \$200,000 into a segregated account with the County for the sole purpose of designing and constructing improvements to Browns Canyon – Joughin Ranch

Road. These funds may be used by the County, other governmental agencies or a County – directed entity, as determined by the Director of the Department of Public Works.

71. As agreed, the permittee shall pay into an account with the County four payments of \$250,000 each, for a total of \$1 million. The first of these payments shall be due within one year of the adoption by the Board of the findings and conditions for the project and the following three payments shall be due upon the subsequent one-year anniversary dates. These funds shall be placed into an account administered by the Department of Regional Planning. These funds shall be expended at the discretion of the Supervisor of the Fifth Supervisorial District, and shall be used for community enhancement projects in the local Chatsworth community
72. Pursuant to Section 6 of that certain Amendment and Restatement – Agreement and Escrow Instructions, dated April 2004, between the Mountains Recreation and Conservation Authority ("MRCA") and Presidio Chatsworth Partners, LLC, the permittee shall provide ongoing funding to the MRCA for a park ranger for the Santa Susana Mountains. The April 2004 Agreement is on file at the Department of Regional Planning.

TRAFFIC IMPROVEMENTS

73. As required by the project mitigation measures and the conditions of Vesting Tentative Tract Map No. 53138, the permittee shall comply with the traffic improvement conditions set forth in the letter dated July 28, 2003, from the Los Angeles County Department of Public Works to Linscott, Law and Greenspan and its attached letter dated June 6, 2002, from the City of Los Angeles Department of Transportation. All transportation improvements shall be subject to the issuance of all required permits by the agencies with appropriate jurisdiction, including Los Angeles County Department of Public Works, Los Angeles City Department of Transportation ("LADOT") and the California Department of Transportation (CALTRANS).
74. As agreed between the permittee and CALTRANS, the permittee shall provide to CALTRANS a payment of \$455,477 as its equitable share of long-term traffic improvements within State rights-of-way at the Topanga Canyon Boulevard (SR-27) and SR-118 Freeway interchange. The payment shall be made prior to recordation of the final map for Vesting Tentative Tract Map No. 53138.

In addition, the permittee shall construct the following additional traffic improvements as depicted on the approved Exhibit A (Exhibit A-2, "Off-site Improvements").

Equestrian Crossing Signals

75. The permittee shall install two self-actuated equestrian crossing signals on Canoga Avenue. The first location shall be at the intersection of Canoga Avenue and Rinaldi Street. The second location shall be north of the 118 Freeway at or near the terminus of the equestrian trail located on the east side of Canoga Avenue. In addition, the permittee shall install stop signs or other warning signs or traffic control signals at locations where future trails will cross public roads, if approved by the Department of Public Works, CALTRANS and/or LADOT.

Three-Way Stop Signs

76. The permittee shall work with the Department of Public Works to obtain appropriate approvals for the installation of three-way stop signs at the proposed intersection of Mayan Drive and "B" Street.

Neighborhood Traffic Management Plan

77. The permittee shall construct improvements which are intended to control the volume of traffic along Canoga Avenue as well as to restrict the use of local residential streets east of Canoga Avenue to the satisfaction of LADOT. Potential traffic control measures may include, but are not limited to:
- A. Three-way stop signs at the intersection of Canoga Avenue and Candice Place and installation of a "No Left Turn" sign from southbound Canoga Avenue to Candice Place, prohibiting such movement between 6:00 a.m. and 9:00 a.m.;
 - B. "Speed humps" along Canoga Avenue between the 118 Freeway and Candice Place, and an additional speed bump south of Candice Place;
 - C. "No Left Turn" signage at the intersection of Canoga Avenue and Celtic Place;
 - D. Paint a crosswalk on Chatsworth Street east of the intersection with Independence Avenue;
 - E. Install permanent signs along Canoga Avenue displaying "Watch For Equestrians," or similar language; and
 - F. Install signs during the project construction period displaying "Jake Breaking Strictly Prohibited," or similar language.
78. Prior to the issuance of grading, or building permits, the permittee shall pay for and cause to be constructed a speed radar warning sign on southbound Canoga Avenue, at a location to be determined by the City of Los Angeles Department of Transportation.

Pavement Repair

79. The permittee shall be responsible to repair damage to existing pavement, as well as for clean-up of dirt spillage from construction vehicles, on Canoga Avenue, between Chatsworth Street and the 118 Freeway, to the extent the paving on Canoga Avenue degrades, in the opinion of LADOT, during grading.

MONITORING

80. Prior to any future residential development of the remainder parcels shown on Vesting Tentative Map No. 53138, the permittee shall submit a site plan for each parcel to be developed to the Director for review and approval.
81. Prior to approval of a final map for Vesting Tentative Tract Map No. 53138 or any grading or building permit, the permittee shall submit to the Department of Regional Planning, a matrix or other instrument for monitoring of project conditions. The matrix shall list the approved conditions of Conditional Use Permit No. 99-239-(5), Vesting Tentative Tract Map No. 53138-(5), and Oak Tree Permit No. 99-239-(5), as well as provisions for reporting the periodic status of the completion of, and/or compliance with, the project conditions to the Director. The format of the matrix may be revised from time to time, as approved by the Director, but the requirement of providing the status of the completion of, and/or compliance with, the project conditions shall not be revised.
82. The permittee shall deposit with the County of Los Angeles the sum of \$2,400 per month during the first forty-eight months of grading and construction activities for the purpose of funding site inspections by the Department of Regional Planning and monitoring of the conditions of approval of this grant and the associated Vesting Tentative Tract Map No. 53138. The fee shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, and to pay the cost to the County for mitigation monitoring. The frequency of the inspections and monitoring activities shall be as determined by the Director.
83. The project's CC&R's shall incorporate the Architectural Design portion of the Community Character Statement (pages A-4.17 through A.4-40) to ensure that the general architectural themes and styles of the Community Character Statement are incorporated into the project.
84. Prior to the close of escrow for each and every residence sold in the project, the permittee shall furnish each homebuyer with a list of Best Management Practices designed to reduce storm water discharge of pollutants from residential properties. The project CC&Rs shall require that this list be provided to future homebuyers.

85. Except as expressly modified herein above, this approval is subject to all these conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Department of Public works, Fire Department, Department of Parks and Recreation and Department of Health Services.

OAK TREE CONDITIONS:

86. (Questions relating to these Condition Nos. 86 through 119 should be addressed to the Forestry Division, Prevention Bureau of the County Forester and Fire Warden at either (818) 890-5719 or (323) 881-2481.)
87. This grant authorizes the removal of 61 oak trees and encroachment into the protected zone of 11 trees as shown in the Oak Tree Report and subject to all of the following conditions of approval.
88. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Fire Department a sum of \$1000. Such fee shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with these conditions of approval.
89. The above fees provide for ten subsequent annual inspections until the conditions of approval have been met. The Director and the County Forester shall retain the right to make regular and unannounced site inspections.
90. The term "Oak Tree Report" refers to the update document on file at the Department of Regional Planning by L. Newman Design Group, Inc., the consulting arborist, dated June 10, 2003.
91. Before commencing work authorized, or required by this grant, the consulting arborist shall submit a letter to the Director and the Forestry Division of the Fire Department stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director and County Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
92. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Vesting Tentative Tract Map No. 53138.

93. The permittee shall install temporary fencing, not less than four feet in height, to secure the protected zone of all remaining oak trees within the vicinity of grading and construction operations during construction as recommended by the County Forester. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester or the Director. The term "protected zone" refers to the area extending five feet beyond the dripline of the Oak tree (before pruning) or 15 feet from the trunk, whichever is greater.
94. The permittee shall keep copies of the Oak Tree Report, Oak tree map, Mitigation Planting Plan, and Conditions of Approval on the project site available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, and Conditions of Approval.
95. This grant allows removal of 61 trees of the Oak genus identified as tree numbers 2, 7A, 7B, 7C, 7D, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 35, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 68, 170, 174, 197, 198, 199, 200, 201, 202, 202A, 202B, 202C, 202D, 202E, 202F, 202G, 259, 260, 261 280, 282, 284, and 285 on the applicant's site plan map and Oak Tree Report. Technically, trees identified as numbers 17, 19, 41, 52, 55, 56, 68, and 170 (eight total) are not protected under the ordinance since they do not meet the minimum size requirement. However, they are very close to and will probably meet the minimum requirements if they survive through one more growing season.

The applicant will not be required to mitigate for removal of the eight trees unless they are of ordinance size upon removal. The project arborist shall notify the County Forester one week prior to scheduled removal so that final measurement of the tree can be made to determine the need to provide additional mitigation trees.

The grant allows encroachment within the protected zone of 11 trees of the Oak genus identified as tree numbers 33, 34, 70, 72, 172, 206, 256, 257, 258, 261B, and 274B on the permittee's site plan and Oak Tree Report. Trenching, excavation or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

96. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the Forestry

Division of the County of Los Angeles Fire Department. In no case shall more than 20 percent of the tree canopy of any one tree be removed.

97. Except as otherwise expressly authorized by this grant, the remaining oak trees shall be maintained in accordance with the principles set forth in the publication, Oak Trees: Care and Maintenance, prepared by the Forestry Division of the County of Los Angeles Fire Department, a copy of which is enclosed with these conditions.

MITIGATION TREES:

98. The permittee shall provide mitigation trees of the oak genus at a rate of 2:1 for each tree removed (53) for a total of 106. For the eight trees identified in Condition No. 16, required mitigation will be determined by the County Forester at such time as the trees are scheduled for removal.
99. Each mitigation tree shall be at least a fifteen-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one foot above the base.
100. Mitigation trees shall consist of indigenous varieties of Quercus Agrifolia grown from a local seed source and be of high-quality.
101. The permittee shall plant one acorn of the Quercus agrifolia variety for each mitigation tree planted. The acorns shall be planted in the same watering zone as each mitigation tree.
102. Mitigation trees shall be planted within one year of the permitted oak tree removals. Additional mitigation trees shall be planted within one year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted on-site in locations approved by the project arborist in consultation with the County Forester. In circumstances where on-site planting is shown to be infeasible, the mitigation trees may be planted off-site at an approved location, or a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resources loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
103. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The three- year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director and the County Forester indicating that the mitigation trees have been

planted. The maintenance period of the trees failing to survive two years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

104. The project arborist shall inspect all mitigation trees on a quarterly basis for two years after completion of construction. The arborist's observations shall be reported to the County Forester, including any loss of trees.
105. All mitigation oak trees planted as a condition of this permit shall be protected in perpetuity by Part 16 of Chapter 22.56 of the County Code, once the trees have survived the required maintenance period.
106. Prior to the planting of the trees, the biologist/arborist for the permittee shall determine planting sites, prepare planting plans and specifications, and a monitoring program, all of which shall be approved by the County Forester and the Department of Regional Planning.
107. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.
108. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
109. Installation of fencing around the perimeter of the properties shall be of wrought iron or wood post type construction wherever the fencing passes within ten feet of any oak trunk. No block walls or other type of fence or wall construction which requires substantial trenching for foundations shall be located within ten feet of any oak tree in order to limit damage caused by such types of construction.
110. Encroachment within the protected zone of any additional tree of the oak genus on the project site is prohibited without an addendum prepared by the Forestry Division of the Los Angeles County Fire Department and approved by the Department of Regional Planning.
111. Should encroachment within the protected zone of any additional trees of the Oak genus on the project site not permitted by this grant result in its injury or death within two years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
112. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.

113. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.
114. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak.
115. Violations of the conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.
116. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the Forestry Division of the County of Los Angeles Fire Department for all enforcement efforts necessary to bring the subject property into compliance. The Director and the County Forester shall retain the right to make regular and unannounced site inspections.
117. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or as to be a nuisance.
118. As a means of ensuring the effectiveness of the mitigation monitoring measures set forth in the attached Mitigation Monitoring Program, the permittee shall submit mitigation monitoring reports to the Director. The reports shall describe the status of compliance with the mitigation measures adopted as conditions of this grant. The reports shall be submitted and approved in the following sequence:
 - A. At the time of building permit issuance, include verification and payment of applicable fees; and
 - B. Additional reports as required by the Director.
119. This authorization to remove and encroach upon oak trees shall terminate upon the completion of all authorized oak tree removals and the completion of all required mitigation and monitoring to the satisfaction of the County of Los Angeles Forester and Fire Warden, Forestry Division.

Deerlake Ranch Mitigation Monitoring Program

1.0 INTRODUCTION

Pursuant to Section 21081.6 of the Public Resources Code and the *CEQA Guidelines* Section 15097, public agencies are required to adopt a monitoring or reporting program to assure that the mitigation measures and revisions identified in the EIR are implemented. As stated in Section 21081.6 of the Public Resources Code:

"... the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment."

Pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision maker coincidental to certification of the EIR. The Mitigation Monitoring Program must be adopted when making the findings (at the time of approval of the project).

The public agency may delegate reporting or monitoring responsibilities to another public agency or a private entity, which accept the delegations. The lead agency, however, remains responsible for ensuring that implementation of the mitigation measures occur in accordance with the program.

As defined in the *CEQA Guidelines*, Section 15097, "reporting" is suited to projects that have readily measurable or quantitative measures or which already involve regular review. "Monitoring" is suited to projects with complex mitigation measures, such as wetland restoration or archaeological protection, which may exceed the expertise of the local agency to oversee, are expected to be implemented over a period of time, or require careful implementation to assure compliance. Both reporting and monitoring would be applicable to the Deerlake Ranch project.

2.0 MITIGATION MATRIX

In order to sufficiently track and document the status of mitigation measures, a mitigation matrix have been prepared and includes the following components:

- Mitigation measures
- Implementation responsibility
- Implementation date
- Monitor verification date
- Responsible agency
- Mitigation measure completion dates
- Comments

Mitigation measure implementation timing has been apportioned into ten specific timing increments, outlined as follows:

- Prior to issuance of Grading Permit
- Prior to issuance of Building Permit
- Prior to issuance of Certificate of Occupancy

Deerlake Ranch Mitigation Monitoring Program

Information pertaining to compliance with mitigation measures or any necessary modifications/refinements is documented in the comments portion of the matrix. The mitigation matrix follows this section.

3.0 MITIGATION MONITORING PROCEDURES

The Los Angeles County Department of Regional Planning is the designated lead agency for the Deerlake Ranch Mitigation Monitoring Program. The department is responsible for review of all monitoring reports, enforcement actions, and document disposition. The Department of Regional Planning will rely on information provided by the monitor as accurate and up to date and will field check mitigation measure status as required.

4.0 MONITORING REPORTS

Mitigation monitoring reports will be provided to the Los Angeles County Department of Regional Planning in conjunction with the timing milestones outlined in the Mitigation Monitoring Program. More frequent monitoring status reports can be provided, if required. Monitoring reports will document all of the mitigation components outlined in the matrix, and identify required modification or problems. The mitigation monitoring reports may at times refer to other more detailed monitoring documents prepared for the project. When this situation arises, these documents will be submitted along with the mitigation report for department review.

A pre-monitoring meeting will be scheduled with the applicant, Department of Regional Planning, and the monitor to review mitigation measures, implementation requirements, schedule conformance and reporting responsibilities.

Project monitors will exercise caution and professional practices at all times when monitoring construction mitigation measures. Protective wear (hard hat/glasses) will be worn at all times in construction areas. Injuries will be immediately reported to the mitigation monitor.

The construction manager/superintendent is responsible for coordination of contractors, and is responsible for contractor completion of required measures in accordance with the mitigation monitor.

The use of experts acceptable to the Department of Regional Planning, as a component of the monitoring team, is required to ensure compliance with scientific and engineering based mitigation measures. While recognized experts assesses compliance with the required mitigation measures, responsible agency staff will consult with the Department of Regional Planning regarding any disputes.

If the mitigation monitor identified an action, which, in the opinion of the monitor has not been implemented or has not been implemented correctly, the problem will be brought to the attention of the Department for resolution. If the problem cannot be satisfactorily resolved by Department staff, it will be brought before the Planning Director or designee for resolution. The arbitration committee, through the County Counsel, will have the authority to issue stop work orders until the dispute is resolved.

Agencies may enforce conditions of approval through their existing police power, using stop work orders, fines, infraction citations, loss of entitlement, refusal to issue building permits or certificates of use and occupancy, or in some cases notice of violation for tax purposes. Criminal misdemeanor sanctions could be available where the agency has adopted an ordinance requiring compliance with the monitoring program, similar to the provision in many zoning ordinances which state the enforcement power to bring suit against violators of the ordinance's provisions. Additional enforcement provisions included required posting of a bond or other acceptable security in the amount of the required mitigation measures.

Deerlake Ranch Mitigation Monitoring Program

5.0 MITIGATION MONITORING MATRIX LEGEND

Mitigation Measure Implementation Timing

1. Prior to Tentative Tract Map Approval
2. Prior to Final Engineering
3. Prior to Grading Operations
4. During Grading Operations
5. Immediately Following Grading Operations
6. Prior to Infrastructure Construction
7. Prior to Unit Construction
8. During Construction Activity
9. Prior to Certificate of Occupancy
10. Following Unit Construction
11. Specialized Timing

Chart Acronyms

AQMD	South Coast Air Quality Management District
CDFG	California Department of Fish and Game
DBS	Department of Building and Safety
DPR	Department of Parks and Recreation
DRP	Department of Regional Planning
DPW	Department of Public Works
HOA	Homeowners' Association
LACFD	Los Angeles County Fire Department
LACFFW	Los Angeles County Forester and Fire Warden
LACL	Los Angeles County Libraries
LACS	Los Angeles County Sheriff
LACSD	Los Angeles County Sanitation District
LAUSD	Los Angeles Unified School District
LVMWD	Las Virgenes Municipal Water District
PB	Pacific Bell Telephone Company
RWQCB	California Regional Water Quality Control Board
SCE	Southern California Edison
SCG	Southern California Gas Company
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Measure	Mitigation Monitoring Responsibility	Implementation Time Frame	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
AESTHETICS & VISUAL RESOURCES								
1. The primary east-west ridgeline along the northern project boundary shall be retained in undisturbed natural open space to provide for a natural viewshed backdrop.			APPLICANT	2		DBS DRP		
2. Approximately 70 acres of the project site has been or is proposed to be dedicated to the SMMC for preservation of significant aesthetic resources. Those portions not currently dedicated as undisturbed open space shall be dedicated prior to issuance of a grading or building permit, whichever occurs first.			APPLICANT	3		DBS DRP		
3. A comprehensive landscape plan shall be approved by the County of Los Angeles, prior to the issuance of a grading permit or building permit, whichever occurs first.			APPLICANT	3		DBS DRP		
AIR QUALITY								
Construction:								
1. Dust Control: The following dust control measures shall be implemented:								
• Active construction areas shall be watered at least twice daily.			APPLICANT	4		AQMD DPW		

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049								
Mitigation Measure		Mitigation Monitoring Responsibility	Implementation Time	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments	
• All haul trucks shall be covered or shall maintain at least two feet of freeboard.		APPLICANT	4		AQMD DPW			
• All unpaved parking or staging areas shall be watered four times daily.		APPLICANT	4		AQMD DPW			
• Site access points shall be swept or washed within 30 minutes of any visible dirt deposition on any public roadway.		APPLICANT	4		AQMD			
• On-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.		APPLICANT	4		AQMD			
• Operations on any unpaved surface shall be suspended if winds exceed 25 miles per hour.		APPLICANT	4		AQMD			
• Any cleared area, which is to remain inactive for more than 96 hours after clearing, shall be stabilized.		APPLICANT	4		AQMD			
• Grading operations shall comply with Rule 403 of the SCAQMD pertaining to control of fugitive dust		APPLICANT	4		AQMD DPW			
2. Emissions: The following measures shall be implemented to control emissions related to construction activities:								

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Monitoring Responsibility	Implementation Time Frame	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
Mitigation Measure							
• Off-road construction equipment built within the last ten years shall be utilized.		APPLICANT	4		AQMD		
• Off-road construction equipment shall have low-NO _x tune-ups every 90 days.		APPLICANT	4		AQMD		
• Idling of trucks and heavy equipment shall be limited to 10 minutes.		APPLICANT	4		AQMD		
3. Off-site impacts: The following measures shall be implemented to control emissions related to off-site impacts:							
• Lane closures shall be limited to off-peak travel periods.		APPLICANT	4		AQMD		
• Construction vehicles shall not be parked on heavily traveled roadways.		APPLICANT	4		AQMD		
• Receipt of materials shall be encouraged during non-peak traffic hours.		APPLICANT	4		AQMD		
• Ride-share incentives shall be provided for contractor and subcontractor personnel.		APPLICANT	4		AQMD		

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Measure	Mitigation Monitoring Responsibility	Implementation Time Frame	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
		Operational Activities: 1. Although all mobile source emissions are predicted to at or below SCAQMD significance thresholds, the following mitigation is recommended due to the non-attainment status of the Basin: Homes shall be built to meet or exceed minimum statewide energy conservation requirements.	APPLICANT	9		AQMD		
		2. Homes shall include as an option the following residential design features that encourage trip elimination or trip diversion to alternative transportation:						
		• Pre-wired for various telecommunications systems access for in-home offices.	APPLICANT	9		DBS		
		• Pre-wired for 220V electric vehicle charging systems.	APPLICANT	9		DBS		
		BIOLOGICAL RESOURCES						
		The applicant is proposing to mitigate all impacts to biological resources to less than significant levels through the acquisition of a minimum 60 acre parcel of undisturbed natural open space in the immediate vicinity of the project site. This parcel will be dedicated to a public resource protection agency prior to initiation of project grading operations and will be located either adjacent to the project site or adjacent to existing undisturbed open space. The biological composition of the mitigation parcel shall have, at a minimum, the	APPLICANT	2		DRP		

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Measure	Mitigation Monitoring Responsibility	Implementation Time Frame	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
		<p>required amount of high quality habitat to meet mitigation requirements, and in many cases will provide in excess of required mitigation requirements.</p> <p>The following mitigation measures will be primarily implemented on the off-site mitigation parcel and are recommended to ensure biological resource impacts would be less than significant.</p> <p><i>General Biological Resource Mitigation Measures:</i></p> <p>1. An off-site mitigation parcel shall be dedicated to Los Angeles County or a public conservation agency to the satisfaction of Los Angeles County Department of Regional Planning. The mitigation parcel shall be of a minimum size of the collective total of all on-site project sensitive vegetation impacted (but not less than 68 acres) and shall be adjacent to or and contiguous with permanent open space of comparable size.</p>						
		<p>2. The applicant shall mitigate impacts to 0.03 acre of on-site willow woodland based on recommendations of the project biologist (see Appendix G of Draft EIR) and to the satisfaction of the CDFG and the Los Angeles County Department of Regional Planning. The mitigation plans shall be reviewed and approved by these agencies prior to the issuance of grading permits. This mitigation measure will be implemented on the mitigation parcel with 0.12 (Section 3.3.2, Revision C of Final EIR) acre (representing a 4:1 ratio).</p>	APPLICANT	3		DRP CDFG		

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Measure	Mitigation Monitoring Responsibility	Implementation Time	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
		3. All eucalyptus shall be removed from open space portions of the project site to enhance the biological values of open space areas, reduce the risk of a canopy fire, and prevent further encroachment of eucalyptus into native habitats to the satisfaction of the Los Angeles County Department of Regional Planning prior to the issuance of grading permits. To avoid impacts to nesting birds such removal shall be implemented outside of the avian nesting season from March 15 th to August 15 th .	APPLICANT	3		DRP		
		4. Impacts to Plummer's mariposa lily shall be mitigated through a 2:1 replacement of impacted individuals for a total of 5,110 for an impact of 2,000 and an additional 1:1 replacement through preservation. Relocated Plummer's mariposa lily will be planted on the mitigation parcel. A qualified biologist/botanist shall oversee all aspects of this mitigation plan including bulb and seed collection and transplanting, per the recommendations of the project biologist (see Appendix G of Draft EIR). Seed collection shall occur prior to collection of bulbs from all plants within the development envelope. The Plummer's mariposa lily mitigation plan shall be reviewed and approved by the Los Angeles County Department of Regional Planning, prior to issuance of grading permits. Maintenance of relocated Plummer's mariposa lilies shall be monitored for a period of five years. Annual monitoring reports shall be submitted to CDFG and the Los Angeles County Department of Regional Planning. The Plummer's mariposa lily salvage, propagation and transplanting program is designed to retrieve a sizable portion of the on-site bulbs for use in both on-site and off-site habitat enhancement. Another component of this effort is researching and documenting methods that lead to successful long-	APPLICANT	3		DRP CDFG		

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Measure	Mitigation Monitoring Responsibility	Implementation Time	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
		term establishment of transplanted bulbs. This includes bulbs collected and transplanted directly to a site within the same year, stored bulbs, and bulbs grown from seed in a nursery. The salvage program will consist of the following components:						
		<ul style="list-style-type: none"> Prior to grading, seed shall be collected and all flagged/mapped bulbs, and any uncovered during removal shall be salvaged. A minimum of 5,110 bulbs shall be collected (this represents a little over a 2:1 replacement ratio). If 5,110 bulbs do not inhabit the project site, all bulbs found shall be collected. 	APPLICANT	3		DRP		
		<ul style="list-style-type: none"> All bulbs shall be stored at a qualified native plant nursery. 	APPLICANT	3		DRP		
		<ul style="list-style-type: none"> 40 percent of the bulbs shall be used for transplantation to on-site and off-site preserved habitat in the fall/winter immediately following salvage. 	APPLICANT	3		DRP		
		<ul style="list-style-type: none"> 20 percent of the bulbs and seeds shall be propagated at a qualified native plant nursery to collect seed for starting new plants for transplantation to preserved areas both on-site and off-site. 	APPLICANT	3		DRP		
		<ul style="list-style-type: none"> 40 percent of bulbs shall be stored for a period of five (5) years for annual or bi-annual planting in preserved areas, as determined by a qualified biologist. 	APPLICANT	3		DRP		

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Measure	Mitigation Monitoring Responsibility	Implementation Time Frame	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
<ul style="list-style-type: none"> All transplanted bulbs shall be maintained, including weed control. 			APPLICANT	3		DRP		
<ul style="list-style-type: none"> Monitoring and reporting shall be conducted. 			APPLICANT	3		DRP		
<p>5. If earthmoving activities are scheduled to start at the site between April 10 and August 15 (the vireo nesting season) a qualified biologist will perform a one-day survey of the potential vireo habitat for the presence of nesting vireos not more than seven days prior to the start of such earthmoving activities. If any nesting vireos are observed, no work (vegetation clearing, earthmoving, or construction) may occur on the plateau above the riparian habitat within 150 feet of the nest, or in the riparian habitat within 500 feet of the nest. If any nesting vireos are observed, the qualified biologist will monitor activities occurring within 1,000 feet of the nest to ensure compliance with this condition.</p>			APPLICANT	3		DRP CDFG USFWS		
<p>6. If earthmoving activities start outside the vireo nesting season (August 16 through April 9), no additional vireo surveys will be required, unless (during the vireo nesting season) said work ceases for a period of more than 15 days before beginning again. In such case, the restart of earthmoving activities will be considered as a new start of earthmoving activities, subject to the condition above.</p>			APPLICANT	3		DRP CDFG USFWS		

Deerlake Ranch Mitigation Monitoring Program

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		7. A storm water pollution prevention plan (SWPPP) shall be in place to direct prevention and/or minimization of storm water runoff from the work site during construction to prevent/minimize impacts to riparian/wetland vegetation and its associated species. The SWPPP shall be subject to the approval and satisfaction of the Los Angeles County Department of Public Works.	APPLICANT	3		DPW RWQCB		
		8. Special construction methods as recommended by the project bridge engineer (see Appendix D of Draft EIR) and to the satisfaction of the Los Angeles County Department of Public Works shall be implemented to incorporate clear spans across Devil Canyon for the proposed bridges.	APPLICANT	2		DPW		
		9. Coastal sage impacts of 2.39 acres will be mitigated to the satisfaction of the Los Angeles County Department of Regional Planning through the preservation of a minimum of 4.78 acres (which represent a 2:1 ratio) of coastal sage scrub or coastal sage scrub/chaparral ecotone on the mitigation parcel.	APPLICANT	3		DRP		
		10. Coast live oak woodland impacts of 1.3 acres will be mitigated to the satisfaction of the Los Angeles County Department of Regional Planning through the preservation of 2.6 acres (which represent a 2:1 mitigation ratio) on the project site and the mitigation parcel.	APPLICANT	3		DRP		

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		11. All manufactured slopes outside of the irrigated fuel modification zone shall be landscaped with locally indigenous plant materials in accordance with the landscape concept and to the satisfaction of the Los Angeles County Department of Regional Planning.	APPLICANT	3		DRP		
		Oak Tree Mitigation Measures: 12. All impacted oak trees, totaling 61, shall be mitigated (2:1 replacement with 15 gallon trees for removed trees). No heritage oaks will be impacted by the proposed project. A minimum of 122, 15-gallon oak trees shall be planted in appropriate habitat areas on the project site and/or within the mitigation parcel, as approved by the County Forester and Fire Warden. All oak tree mitigation shall be monitored by a qualified arborist, in accordance with the established preservation program included in the Oak Tree Report (see Appendix H of Draft EIR).	APPLICANT	3		LACFFW		
		13. Copies of the final <i>Oak Tree Report</i> shall be reviewed and approved by the Los Angeles County Forester and Fire Warden and the Los Angeles County approved Oak Tree Permit will be maintained on-site during construction. Implementation of work approved by the Oak Tree Permit shall not begin prior to issuance of a grading permit.	APPLICANT	2		LACFFW		

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<i>Pre-construction Mitigation Measures:</i>								
14. Prior to any construction activity, the applicant shall have a qualified biologist survey the project site for the presence of any occupied raptor nests, including Cooper's hawks as protected by the Migratory Bird Treaty Act. If such a nest is found, it will be avoided and protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code based on the recommendations of the project biologist (see Appendix G of Draft EIR). During nesting (March 15 th to August 15 th) occupied nests shall be avoided through implementation of a 300 foot buffer zone for nesting bird and a 500 foot buffer zone for nesting raptors. Should construction activities encroach into these identified buffer zones, noise barriers shall be constructed to minimize noise impacts to the birds and ensure that noise levels do not exceed 65db CNEL.			APPLICANT	3		DRP CDFG		
15. Light poles shall be 14 feet high instead of 26 feet high and all streetlights potentially affecting open space areas shall be fitted with baffles to eliminate direct shine into open space areas. Light standards shall be equipped with low pressure sodium lamps to minimize nighttime glare. Security lighting shall be low intensity, shielded, directed downward and away from open space areas. Use of motion detectors shall be maximized for outdoor lighting.			APPLICANT	6		DBS		

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<i>Jurisdictional Area Mitigation Measures:</i>		16. Mitigation required for impacts to areas identified within the jurisdiction of the Corps CWA Section 404 Permit and/or a CDFG Section 1603 Streambed Alteration Agreement shall be determined during agency permitting subsequent to EIR certification. The applicant shall be responsible for the development of a mitigation plan in accordance with the Corps' Mitigation and Monitoring Guidelines and would include those measures required by CDFG. 1 Final Corps and CDFG mitigation plans shall be provided to the Los Angeles County Department of Regional Planning.	APPLICANT	3		DRP CDFG		
CULTURAL RESOURCES								
1. A qualified archaeological monitor shall be present during grading in areas of the previously recorded and examined archaeological sites.			APPLICANT	4		DRP USACE		
GEOLOGY & SOILS								
1. All grading shall be accomplished under the discretion of the project geotechnical engineer in accordance with the requirements of the County of Los Angeles.			APPLICANT	4		DBS DPW		

1 A provisional verification (dated March 27, 2000) has been issued by the Corps, that the property complies with the terms of Nationwide Permit NW22.

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		2. A uniform, engineered fill cap shall be constructed in conjunction with stiffened foundation systems to manage ground rupture potential. The depth of removal and re-compaction associated with construction of these fill caps should be on the order of 5 to 10 feet to provide a homogenous buffer to the overlying foundations. These precise locations of these fill caps, including thickness shall be developed as a part of a detailed geotechnical report in conjunction with the final project grading plans.	APPLICANT	4		DBS DPW		
		3. Design of structures shall be based on the UBC (Uniform Building Code) 1997 seismic design methods incorporating the PGA values as computed in the geotechnical report.	APPLICANT	4		DBS DPW		
		4. Shallow soils shall be removed beneath structures and/or proposed fill.	APPLICANT	4		DBS DPW		
		5. Where development is proposed at the top and/or toe of slope and development and cannot be avoided within a 2:1 projection from the toe of the slope (i.e., an area within the northeasterly portion of the site), slope stabilization shall be completed, which may consist of dewatering, offloading, or supporting these slopes using conventional hillside development methods and shall be designed on the basis of a detailed slope stability analysis as part of the final project grading plan.	APPLICANT	4		DBS DPW		

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		6. Proposed cut slopes and fill slopes shall be at a slope no steeper than 2:1. These slopes shall be constructed using typical slope drainage systems in accordance with 1997 UBC, including mid-slope drainage swales and brows ditches, and are subject to typical homeowners maintenance requirements.	APPLICANT	4		DBS DPW		
		7. Prior to grading, the project site shall be grubbed and cleared of all vegetation and debris. The vegetation and debris shall be properly disposed of off-site.	APPLICANT	3		DBS DPW		
		8. Site preparation and earthwork operations shall be performed in accordance with applicable provisions of the 1997 UBC unless specifically revised or amended by the geotechnical engineer, and in accordance with all applicable requirements.	APPLICANT	4		DBS DPW		
		9. On slopes flatter than 5:1 and in drainage swales, separate cleanout operations may be necessary. During benching colluvium shall be removed to firm material as evaluated by the geotechnical engineer. The overexcavated materials shall be moisture conditioned and recompacted as structural fill in accordance with the recommendations for engineered fill. The specific depth and extent of removals shall be evaluated during the actual earthwork operations, based on grading observations and testing.	APPLICANT	4		DBS DPW		

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		10. Subsurface exploration, sampling and laboratory analysis shall be performed to provide shrink/bulk estimates to be used in conjunction with design civil and contractor information for similar projects in similar earth units.	APPLICANT	4		DBS DPW		
		11. All fill soils shall be compacted as engineered fill. Engineered fill shall be uniformly moisture-conditioned to near optimum moisture content, placed in horizontal lifts less than eight inches in loose thickness, and compacted to at least 90 percent relative compaction. All fill placed at depths greater than 50 feet below final site grades shall be compacted to at least 95 percent relative compaction. Additional fill lifts shall not be placed if the previous lift did not meet the required dry density or if soil conditions are not stable.	APPLICANT	4		DBS DPW		
		12. The following measures shall be completed to reduce temporary cut slope failure during construction:						
		• Reducing the time between slope excavation and reconstruction operations to the extent possible.	APPLICANT	4		DBS DPW		
		• Preventing water infiltration into slope materials prior to and during excavation.	APPLICANT	4		DBS DPW		
		• Constructing slopes at inclinations no steeper than 1.5:1.	APPLICANT	4		DBS DPW		

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		<ul style="list-style-type: none"> The project schedule shall be adjusted as needed so that temporary slopes are excavated and left exposed only during the dry months of the year. 	APPLICANT	4		DBS DPW		
		13. In areas where steep slopes may be unstable and exist adjacent to proposed areas of development, stabilization can be accomplished by typical hillside methods. Such slope reinforcement methods range from revegetation to construction of mechanically stabilized earth (MSE) systems and retention systems.	APPLICANT	4		DBS DPW		
		14. Proposed structures may be supported on shallow, reinforced concrete, spread footings founded entirely on engineered fill. Footings shall not transition from fill to bedrock conditions. Foundations shall have a minimum width of 24 inches and shall be placed at a minimum depth of 18 inches below the lowest adjacent grade or adjacent finish floor elevation, whichever is lower. An allowable pressure of 3,000 pounds per square foot (psf) for dead plus sustained live loading is suitable for preliminary design. Foundation preparation necessary to improve soils to provide this capacity shall be evaluated during the design.	APPLICANT	4		DBS DPW		
		15. A corrosion engineer shall be retained to evaluate the corrosion potential of the site to propose improvements, recommend further testing as required, and to provide specific corrosion tests as requested by the applicant.	APPLICANT	4		DBS DPW		

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HYDROLOGY & WATER QUALITY								
1. The proposed project shall be designed and constructed in compliance with National Pollution Discharge Elimination System (NPDES) permit and all applicable state and local water quality requirements.			APPLICANT	2		DPW RWQCB		
2. A Storm Water Pollution Prevention Plan (SWPPP) shall be developed for the project site which shall identify pollutant sources that may affect storm water quality discharges during construction. The SWPPP shall include various pollution prevention measures such as erosion control, dust control and will provide comprehensive Best Management Practices (BMPs) Guide to contractors during site construction, as contained in the <i>Best Management Practice Handbook</i> , California Stormwater Quality Task Force, Sacramento, CA 1993, or latest revised edition.			APPLICANT	3		DPW RWQCB		
3. A Standard Urban Storm Water Mitigation Plan (SUSMP) shall be developed for the project site identifying any pollutant sources that may affect storm water quality after project completion. The following measures shall be included in the SUSMP:								

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		<ul style="list-style-type: none">Inserts shall be included in catch basins and continuous deflection units to filter storm water runoff prior to discharging to the ocean storm drain system, consistent with Compliance Strategies for trash reduction implementation measures of the Draft Basin Plan, <i>Draft Trash Total Maximum Daily Loads for the Los Angeles River Watershed</i>, dated January 22, 2001 (see Table 8 of the Plan).	APPLICANT	3		DPW RWQCB		
		<ul style="list-style-type: none">Catch basins and storm drain inlets shall be labeled "No Dumping -- Drains to Ocean" to discourage illegal dumping.	APPLICANT	3		DPW RWQCB		
		<ul style="list-style-type: none">Streets within the proposed residential development shall be swept on a regular basis..	APPLICANT	4		DPW RWQCB		
		<ul style="list-style-type: none">Signs shall be posted through the proposed development with prohibitive language and/or graphical icons to discourage illegal dumping.	APPLICANT	3		DPW RWQCB		
		<ul style="list-style-type: none">Non-toxic pesticides and fertilizers shall be used in landscaped areas of the project.	APPLICANT	10		DPW RWQCB		
		<ul style="list-style-type: none">All graded slopes shall be planted on a timely basis to prevent erosion.	APPLICANT	5		DPW RWQCB		

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		<ul style="list-style-type: none"> Homeowners shall be provided with information from the County Department of Public Works (DPW) Environmental Planning Division's concerning recycling of household products, disposal of hazardous wastes, disposal of yard wastes, tire recycling, and preventing pollution of storm drain systems with trash (detailed information is available on the DPW website at: www.888cleanla.com or by telephone at 888CleanLA). 	APPLICANT	10		DPW RWQCB		
		<ul style="list-style-type: none"> Require developer-owners to execute and record the County DPW's <i>Maintenance Covenant For Standard Urban Stormwater Mitigation (SUSMP)</i> pursuant to Section 106.4.3 of the County Building Code and Title 12, Chapter 12.8 of the County Code. 	APPLICANT	10		DPW RWQCB		
		4. Required project drainage facilities shall be constructed in compliance with the approved Drainage Concept Plan, which details the location and sizes of stormdrains, debris basins, and inlet/outlet structures.	APPLICANT	3		DPW RWQCB		
NOISE								
		Construction: 1. All construction activity occurring on the project site shall adhere to the requirements of the County of Los Angeles Noise Ordinance, Title 12, Section 12.08.440.	APPLICANT	4		DHS		

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Operations:		2. Residential lot building pads that are subject to noise greater than the 65 dBA noise contour shall include the following features to reduce interior noise levels to acceptable County standards. These measures shall be completed prior to the issuance of the Certificate of Occupancy to ensure that the noise levels with the proposed mitigation features are within the adopted County standards:						
<ul style="list-style-type: none"> Solid cement block walls shall be placed between the rear yards. The wall shall be as high as eight feet, but not less than six feet. 			APPLICANT	8		DBS		
<ul style="list-style-type: none"> Exterior walls shall be 2x4 feet wood frame construction, with 7/8 stucco (or similar material) on the exterior, ½ inch gypsum board on the interiors and R-13 cavity (minimum) in the cavity. 			APPLICANT	8		DBS		
<ul style="list-style-type: none"> Minimal window surface facing SR-118 and windows shall be mounted with low air-infiltration rate frames (0.5 cfm/foot or less per ANSI specifications). 			APPLICANT	8		DBS		
<ul style="list-style-type: none"> Sliding glass doors shall have minimum sound transmission class of 34. 			APPLICANT	8		DBS		
<ul style="list-style-type: none"> Roof or attic vents shall be located away from SR-118 or baffled. 			APPLICANT	8		DBS		
<ul style="list-style-type: none"> Second floor windows facing SR-118 shall be glazed with ½ inch laminated glass. 			APPLICANT	8		DBS		

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		<ul style="list-style-type: none"> Central air conditioning shall be standard. 	APPLICANT	8		DBS		
		3. All stationary and point sources of noise occurring in the project site shall adhere to the requirements of the County of Los Angeles Ordinance No. 11743.	APPLICANT	8		DBS		
PUBLIC SERVICES – FIRE PROTECTION								
		1. The project shall incorporate the following LACFD requirements regarding access, water mains, fire flows, fire hydrants, and brush clearance into project design:						
		<ul style="list-style-type: none"> Every building constructed shall be accessible to fire department apparatus by way of access roadways, with an all weather surface of not less than the prescribed width, unobstructed, clear-to-sky. The roadway shall be extended within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building. 	APPLICANT	6		LACFD		
		<ul style="list-style-type: none"> All bridges required to be used as part of a fire access road shall be constructed and maintained in accordance with nationally recognized standards and designed for a live load sufficient to carry a minimum of 75,000 pounds. 	APPLICANT	6		LACFD		
		<ul style="list-style-type: none"> Access to existing fire fighting motorways shall be maintained. 	APPLICANT	6		LACFD		

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		<ul style="list-style-type: none"> Fire hydrant spacing shall be 600 feet and shall meet the following requirements: 	APPLICANT	6		LACFD		
		<ul style="list-style-type: none"> No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant. 	APPLICANT	6		LACFD		
		<ul style="list-style-type: none"> No portion or structure should be placed on a lot where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant. 	APPLICANT	6		LACFD		
		<ul style="list-style-type: none"> When cul-de-sac depth exceeds 450 feet on a residential street, hydrants shall be required at the corner and mid-block. Additional hydrants shall be required if hydrant spacing exceeds specified distances. 	APPLICANT	6		LACFD		
		2. Streets or driveways within the development shall be provided with the following widths in accordance with County Fire Department and Department of Public Works standards:						
		<ul style="list-style-type: none"> Provide 36 feet width on all collector streets and those streets where parking is allowed on both sides. 	APPLICANT	2		LACFD		
		<ul style="list-style-type: none"> Provide 34 feet width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street. 	APPLICANT	2		LACFD		

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		<ul style="list-style-type: none"> Provide 36 feet width on cul-de-sacs from 701 to 1,000 feet in length. This allows parking on both sides of the street. 	APPLICANT	2		LACFD		
		3. All dwelling units shall be fully sprinkled per NFPA pamphlet 13 D to offset potential response time impacts.	APPLICANT	6		LACFD		
		4. The proposed project shall comply with the fuel modification plan, which has been approved by the Forestry Division of the Fire Department.	APPLICANT	3		LACFD		
		5. The proposed project shall comply with all applicable County Fire Code and Ordinance requests including standards for construction, installation of sprinkler and alarm systems, fire extinguishers, and emergency exits.	APPLICANT	9		LACFD		
PUBLIC SERVICES – POLICE PROTECTION								
		1. Prior to recordation of the Final Tract map, the applicant shall provide the Los Angeles County Sheriff's Department's with a diagram of the project, including access routes, street names, addresses, and any information that might facilitate police response.	APPLICANT	2		LACS		

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		2. Prior to recordation of the Final Tract map, the applicant shall provide the Los Angeles County Sheriff's Department's with building plans to ensure that the proposed project is designed so as to minimize crimes against property. Features may include, but are not limited to: good sight lines, exterior lighting, and strong exterior doors, windows and locks.	APPLICANT	2		LACS		
		3. A facility suitable for use as a Sheriff's Department Substation to service the project area will be constructed near the Topanga Canyon Boulevard entrance to the project site (Figure 2.8 of Final EIR). The new facility would be approximately 800 square feet.	APPLICANT	11		LACS		
PUBLIC SERVICES – SCHOOLS								
		1. The applicant shall pay developer fees, as required under Section 65995 of the California Code, for school improvements. The applicant will enter into discussions with LAUSD and the Porter Ranch master developer to investigate the possibility of accelerating the Porter Ranch elementary and middle school construction schedule.	APPLICANT	11		LAUSD		
PUBLIC SERVICES – LIBRARIES								
		1. The applicant shall pay library fee, as required per Los Angeles County ordinance, of \$626 or the fee in effect at the time, where permits are pulled, per residential unit for the project area to ensure that new projects mitigate impacts to library facilities.	APPLICANT	11		LACL		

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TRANSPORTATION/TRAFFIC								
1. The applicant shall install a traffic signal at the intersection of Topanga Canyon Boulevard and Poema Place/Mayan Drive. The traffic signal shall be interconnected and operated in conjunction with the existing traffic signal at the Topanga Canyon Boulevard & SR-118 WB On/Off-ramps.			APPLICANT	9		DPW		
2. The applicant shall widen and restripe the WB SR-118 off-ramp to provide exclusive right-turn lane. This would result in a left-turn lane, a shared through/left-turn lane, and a right-turn only lane in the westbound approach.			APPLICANT	9		DPW		
3. The applicant shall widen and restripe the westbound Mayan Drive approach to County Collector Street standards to provide a second left turn lane. This would result in a left-turn lane and a shared through/left-turn lane in the westbound Mayan Drive approach.			APPLICANT	9		DPW		
4. The applicant shall widen and restripe the EB Poema Place approach to provide a second right-turn lane. This would result in a right-turn lane and a shared through/right-turn lane in the eastbound Poema Place approach.			APPLICANT	9		DPW		
5. The applicant shall contribute to the City of Los Angeles' Automated Traffic Surveillance and Control (ATSAC) system for the following intersections:								

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		• Topanga Canyon Boulevard and SR-118 EB On/Off-ramps.	APPLICANT	11		DPW		
		• De Soto Avenue and Chatsworth Street.	APPLICANT	11		DPW		
		6. In addition, prior to the recordation of the first final subdivision map for the project, not including large-lot parcel maps for sale purposes, the applicant's traffic engineer will submit to the City of Los Angeles Department of Transportation a study to assess the need for the following improvements ² :						
		• Left-turn traffic signal phasing shall be implemented related to eastbound Chatsworth Street traffic at De Soto Avenue intersection. Additional paving shall be included along the northern edge of Chatsworth Street to lengthen the existing eastbound left-turn lane by approximately 100 feet.	APPLICANT	2		LADOT		
		• Left-turn traffic signal phasing shall be completed related to southbound Canoga Avenue traffic at the Chatsworth Street intersection, and construction of approximately 100 feet of paving along the western edge of Canoga Avenue to provide for a left-turn lane onto eastbound Chatsworth Street. This paving would be considered temporary, pending a City of Los Angeles project to widen this portion of Canoga Avenue to City standards.	APPLICANT	2		LADOT		

² If the City of Los Angeles, Department of Transportation determines that these improvements are warranted, design plans would be prepared for the appropriate modifications.

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		<ul style="list-style-type: none">Subject to approval by the California Department of Transportation (Caltrans), City of Los Angeles, and County of Los Angeles, the existing pavement on southbound Topanga Canyon Boulevard shall be restriped to provide a second left-turn lane onto the eastbound SR-118 on-ramp.	APPLICANT	2		LADOT DPW Caltrans		
		7. The applicant shall request that the CFD, which is proposed to fund public facilities for Deerlake Ranch, contribute funds to construct the following safety-related improvements. These improvements are subject to City of Los Angeles B-Permit(s), prior to obtaining any other construction permit for the project.						
		<ul style="list-style-type: none">Three-way stop signs shall be installed at the intersection of Canoga Avenue and Candice Place.	APPLICANT	9		DPW		
		<ul style="list-style-type: none">A "No Left Turn" sign shall be installed from southbound Canoga Avenue to Candice Place, prohibiting such movement between 6:00 A.M. and 9:00 A.M.	APPLICANT	9		DPW		
		<ul style="list-style-type: none">Speed bumps shall be installed along Canoga Avenue between the SR-118 and Candice Place, and an additional speed bump shall be installed south of Candice Place.	APPLICANT	9		DPW		

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		<ul style="list-style-type: none">A "No Left Turn" sign shall be installed at the intersection of Canoga Avenue and Celtic Place	APPLICANT	9		DPW		
		<ul style="list-style-type: none">Self-actuated flashing lights shall be installed at the intersection of Canoga Avenue and Rinaldi Avenue for equestrian and pedestrian crossing, subject to approval by the City of Los Angeles.	APPLICANT	9		DPW		
		<ul style="list-style-type: none">A crosswalk shall be striped on Chatsworth Street east of the intersection with Independence Avenue.	APPLICANT	9		DPW		
		<ul style="list-style-type: none">Permanent signs shall be installed along Canoga Avenue displaying "Watch for Equestrians", or similar language.	APPLICANT	9		DPW		
		<ul style="list-style-type: none">Signs shall be installed during the project construction period displaying "Jake Braking Strictly Prohibited," or similar language.	APPLICANT	9		DPW		
		8. As agreed, the subdivider shall be responsible for repairing damage to the existing pavement on Canoga Avenue between Chatsworth Street and SR-118 that is caused by project contractors during the course of construction.	APPLICANT	10		DPW		

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		9. The subdivider shall install three-way stop signs at the proposed intersection of Mayan Drive and "B" Street, subject to the approval of the County of Los Angeles.	APPLICANT	9		DPW		
		10. The subdivider shall install all stop signs for equestrian crossings per the applicant's community commitments.	APPLICANT	9		DPW		
		11. Caltrans has requested additional mitigation measures to mitigate impacts of the project within the State right-of-way. The applicant will prepare, as a voluntary measure, a Project Study Report (PSR) to address long-term regional traffic operations at the Topanga Canyon Boulevard/SR-118 interchange. In addition, the applicant shall consider possible payment of fair-share fees as determined by the County.	APPLICANT	9		DPW Caltrans		
UTILITIES & SERVICE SYSTEMS – WATER SUPPLY								
		1. Water system distribution facilities shall meet the Las Virgenes Municipal Water District specifications and standards.	APPLICANT	2		LVMWD		
		2. The project developer shall install low-flush toilets and low-flow showerheads, consistent with the LVMWD requirements.	APPLICANT	2		LVMWD		
		3. The project shall comply with Water Conservation Ordinance Nos. 11-86-161 and 1-93-205.	APPLICANT	2		LVMWD		

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Measure	Mitigation Monitoring Responsibility	Implementation Time Frame	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
4. Water conserving measures in landscape management shall include:								
• Use of drought-tolerant plantings.			APPLICANT	5		LVMWD		
• Installation of efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots. Setting of automatic irrigation systems to ensure irrigation during early morning or evening hours. Resetting of automatic irrigation system to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.			APPLICANT	5		LVMWD		
UTILITIES & SERVICE SYSTEMS – WASTEWATER								
1. The project site shall be Annexed to LVMWD Sewer Improvement District "B".			APPLICANT	2		LVMWD		
2. Portions of the City of Los Angeles sewer system shall be constructed.			APPLICANT	2		LVMWD		
3. Low-flow toilets and showers shall be installed to minimize sewage generation from the proposed homes.			APPLICANT	2		LVMWD		

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Measure	Mitigation Monitoring Responsibility	Implementation Time Frame	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
UTILITIES & SERVICE SYSTEMS – SOLID WASTE								
1. The proposed project shall incorporate storage and collection of recyclables into each project design.			APPLICANT	2		LACSD		
2. Refuse collection contracts shall include collection of recyclables.			APPLICANT	8		LACSD		
3. All residents shall be encouraged to recycle, at a minimum, newspaper, glass, bottles, aluminum and bimetal cans and P.E.T. bottles.			APPLICANT	10		LACSD		
4. Recycling shall be included in the design of the project by reserving space appropriate for the support of recycling, such as adequate storage areas and access for recycling vehicles.			APPLICANT	2		LACSD		
5. All contractors shall be urged to recycle construction and demolitions wastes to the extent feasible.			APPLICANT	2		LACSD		
6. The project applicant shall provide homebuyers with the following information concerning:								
<ul style="list-style-type: none"> Participation in the County of Los Angeles Household Hazardous Waste Collection Program. 			APPLICANT	10		LACSD		

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049						Comments
Mitigation Measure	Mitigation Monitoring Responsibility	Implementation Time	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	
• City sponsored programs including curbside oil and filter recycling.	APPLICANT	10		LACSD		
• Information on the proper disposal of hazardous materials.	APPLICANT	10		LACSD		
UTILITIES & SERVICE SYSTEMS – ELECTRICITY						
1. Project built-in appliances, refrigerators, and space-conditioning equipment shall exceed the minimum efficiency levels mandated in the California Code of Regulations.	APPLICANT	8		SCE		
2. To reduce electricity consumption, fluorescent and high-intensity-discharge (HID) lamps shall be installed wherever possible, which give the highest light output per watt of electricity consumed, including all street lights consistent with the Los Angeles County of Public Works standards.	APPLICANT	2		SCE DPW		
UTILITIES & SERVICE SYSTEMS – NATURAL GAS						
1. Project buildings shall be designed and constructed to be well-sealed to prevent outside air from infiltrating and increasing interior space-conditioning loads.	APPLICANT	6		SCG		
2. Thermal insulation, which exceeds requirements established by the California Code of Regulations, shall be installed in walls and ceilings.	APPLICANT	6		SCG		

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Monitoring Responsibility	Implementation Time Frame	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
Mitigation Measure							
3. Window systems shall be designed to reduce thermal loss, thus reducing heating loads during cool weather.		APPLICANT	6		SCG		
4. Project energy engineers and architects shall consult with The Gas Company for an energy analysis of the proposed dwellings regarding efficiency/conservation measures and up-to-date technology, manufacturing equipment, etc.		APPLICANT	6		SCG		



COUNTY OF LOS ANGELES

OFFICE OF THE COUNTY COUNSEL

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Agenda No. 13

03/23/04

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: VESTING TENTATIVE TRACT MAP NUMBER 53138
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

On March 23, 2004, your Board conducted its hearing on the above-referenced subdivision which proposes 375 single-family lots, 14 private and future street lots, four debris basin lots, one helispot lot, one sheriff's storefront facility lot, 21 open space lots, four designated remainder parcels, and project associated infrastructure on approximately 230.58 acres in the Chatsworth Zoned District. At the conclusion of the hearing, your Board indicated its intent to approve the subdivision and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

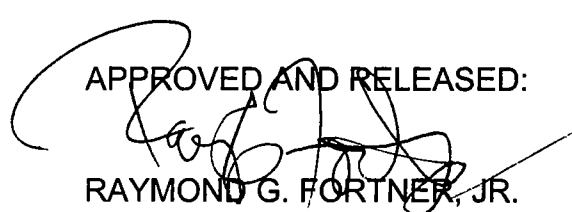
Very truly yours,

OFFICE OF THE COUNTY COUNSEL

By


PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:


RAYMOND G. FORTNER, JR.
Chief Deputy County Counsel

PJG:di

Enclosures

HOA.250258.1

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
VESTING TENTATIVE TRACT MAP NO. 53138**

1. The Board of Supervisors of the County of Los Angeles ("Board") conducted a duly noticed public hearing on this proposed Vesting Tentative Tract Map No. 53138 on March 23, 2004. The Regional Planning Commission of the County of Los Angeles ("Commission") previously conducted its duly noticed public hearing on January 23, 2002, April 10, 2002, June 19, 2002, August 21, 2002, September 11, 2002, and September 3, 2003. This case was heard concurrently with Conditional Use Permit Case No. 99-239-(5), and Oak Tree Permit Case No. 99-239-(5).
2. Vesting Tentative Tract Map No. 53138 is a proposal to subdivide the subject property into 375 single-family residential lots, 14 private and future street lots, four debris basin lots, one helispot lot, one sheriff's storefront facility lot, 21 open space lots, and four "remainder parcels," as defined in Government Code section 66424.6
3. The Commission unanimously approved Vesting Tentative Tract Map No. 53138, with 388 single-family residential lots. Other than changes in the number, size and configuration of lots, the essential layout of the subdivision approved by the Regional Planning Commission is unchanged. There are no significant changes to the access and circulation system, the amount or location of open space, the proposed trails, the amount of developed area, including grading, nor any increase in the number of oak trees permitted to be removed.
4. The subject site is located north of State Route 118 (Simi Valley Freeway) at the northerly terminus of Canoga Avenue and the northerly terminus of Topanga Canyon Boulevard in the Chatsworth Zoned District.
5. The site is 230.58 acres in size, irregular in shape, and has flat to hilly topography. A large portion of the property is generally a plateau that is bordered to the west and south by Devil Canyon and to the east by Brown's Canyon. It is generally vacant though five single-family residences, and the foundations of several other residences exist on the site.
6. The majority of the subject property was historically known as the Deerlake Highlands Tract, a Record of Survey subdivision of approximately 2,575 lots recorded in the late 1920s. Since their creation in the late 1920s, these substandard sized lots have been occasionally conveyed, sold, and acquired. These lots have been merged into 624 lots, each with a minimum of 6,000 square feet through the processing and issuance of 624 unconditional certificates of compliance.

7. Access to the site is provided by Topanga Canyon Boulevard to the west and Canoga Avenue to the east. Presently, the upper portions of the project site are accessible only via a substandard bridge across Devil Canyon from Canoga Avenue.
8. The site is zoned A-1-1 (Light Agriculture, one acre minimum required area) and R-1-6,000 (Single-family residential-6,000 square feet minimum required area). The zoning was established by Ordinance No. 7505 which became effective on April 14, 1959.
9. Surrounding zoning is R-1-6,000 to the south (Twin Lakes), A-2-1 to the north, R-1-6,000 to the east, and A-1-1 to the west. The Board has indicated its intent to approve Zone Change Case No. 00-188-(5) which would change the zoning of the property to the west to RPD-5,000-6U.
10. Properties to the north of the subject property are vacant. Immediately to the west of the site is a proposed 65 unit residential condominium development, which the Board has indicated its intent to approve. This condominium development is adjacent to an existing multi-family development. To the south is the Twin Lakes community developed with single-family residences and to the east, across Brown's Canyon within the boundaries of the City of Los Angeles, is Porter Ranch, a large master planned community with approximately 2,400 dwelling units either built or under construction.
11. The subject property is depicted within the Non-Urban (R) and Rural Communities (RC) land use classifications on the Land Use Policy map of the Los Angeles Countywide General Plan ("General Plan"). The Rural Communities designation permits residential density of one to six dwelling units per acre. The Non-Urban designation permits a maximum density of one dwelling unit per acre. The project's overall proposed density is approximately 1.7 dwelling units per acre.
12. The Non-Urban designated portion of the subject property is located at the southeasterly edge of the site. This area contains relatively less steep hillsides and is appropriate for more urban development. The General Plan permits density transfer from urban to non-urban areas where topography or geologic conditions warrant such transfer. Twenty-three units are proposed to be transferred from the urban area to the non-urban area, from that portion of the site designated Rural Communities to that designated Non-Urban. The transfer of this number of units is acceptable given the overall number of units and the topographic conditions which exist in the urban area which make the area unsuitable for development. The transfer of 23 units from the southeasterly portion of the site designated urban to a portion of the non-urban area within the southwesterly portion of the site satisfies the General Plan requirement. The topographical data supports the need for transfer because portions of the

southwesterly non-urban areas are more amenable to development since they are significantly flatter than the southeasterly portion of the site designated as urban. This transfer has resulted in a better project design while staying within density limits.

After the density transfer, the project will consist of 54 dwelling units on 65.42 acres of the site designated as non-urban and 321 dwelling units on approximately 165 acres of the site designated Rural Communities. The density of the proposed project is consistent with the land use classifications of the General Plan.

13. The proposed project is consistent with the goals and policies of the General Plan. The project concentrates land use growth adjacent to existing urban development and the proposed density transfer allows for preservation of hillsides and flexibility in design. The density of the proposed project is compatible with the land use patterns of the surrounding community.
14. The non-urban portion of the subject property contains natural slopes of 25 percent or greater. Therefore, a conditional use permit to ensure compliance with hillside management design review criteria is required.
15. Conditional Use Permit Case No. 99-239-(5) is a related request to authorize the proposed density-controlled residential development in a hillside management area, pursuant to Sections 22.56.205 and 22.56.215 of the Los Angeles County Code ("County Code"). A density-controlled development allows lot sizes to be averaged to conform to the minimum lot area requirements of the proposed zones and allows clustering of units into the least environmentally sensitive areas of the site using smaller lots than are customarily permitted in the zone in which the development is proposed, while retaining the remaining portion in permanent open space. A conditional use permit for development in a hillside management area protects the resources in hillside areas from incompatible development, which may result in, or have the potential for, environmental degradation and/or destruction of life and property, and ensures to the extent possible that development maintains and, where possible, enhances the natural topography, resources, and amenities of the hillside management area while allowing for limited controlled development therein.
16. Oak Tree Permit Case No. 99-239-(5) is a related request to authorize the removal of 61 oak trees and encroachment into the protected zone of an additional 11 oak trees.
17. A significant amount of correspondence from surrounding neighbors and interested parties was received by the Commission and the Board in opposition to the project. Comments included concerns about traffic impacts, loss of natural open space, safety issues, impacts on schools, lack of County services in the area, the need to maintain the existing rural lifestyle of Chatsworth, the need for

access to properties to the north of the project, stormwater impacts on Devil Canyon, the need for a connecting trail system, the need to consider alternative access to the site from De Soto Avenue, and the concern that the proposed density would be inconsistent with the density of the surrounding community.

18. During the public hearing before the Commission, the Commission heard staff's presentations, the applicant's presentations, and extensive testimony from concerned neighbors. The hearing before the Commission lasted six sessions over the course of almost two years. Much of the public testimony reiterated comments received in written correspondence but stressed the need for reduced density, adequate trails, lots of at least 15,000 square feet, lots specifically designed to allow horse keeping, and inclusion of a roadway connection to the north.
19. In response to community concerns, the Commission directed the project applicant to redesign the project keeping in mind the comments raised during the public hearing. The applicant participated in community meetings and formed a community advisory group to redesign the project in response to these comments. The project design approved by the Commission and considered by the Board as well as "additional conditions" resulted from these community meetings. The Commission took its final actions to approve the project on January 14, 2004. The project was called up for review by motion of the Fifth Supervisorial District.
20. At the public hearing before the Board, the applicant, as well as several members of the public, testified in favor of the proposed project. These proponents testified favorably concerning the project's improvement of services, including sewage disposal capability to the Twin Lakes Community, the addition of needed housing, the preservation of open space, hiking and equestrian trails, and wildlife corridors, and the economic benefits to the local economy from job creation during construction.
21. At the public hearing before the Board, several members of the public testified in opposition to the proposed project. These opponents cited concerns regarding water quality impacts for stormwater runoff, traffic impacts on Canoga Avenue during construction, traffic impacts from the built-out project, the density of the project, access for properties north of the project site, and impacts on natural wildlife habitat.
22. In response to concerns raised, the Board revised the project in order to reduce the number of dwelling units from 388 to 375 and to increase the number of larger, equestrian compatible lots. A total of 191 lots within the project will contain at least 15,000 square feet with 55 of these lots designed specifically for equestrian use and located adjacent to existing and proposed riding and hiking trails.

23. The redesigned project includes the provision of a "tap" street to the project's northerly boundary in a feasible and logical location to serve property owners north of the project. On any final unit tract map that includes "T" Street, additional easements for ingress, egress, and underground utility purposes will be reserved in documents for the benefit of properties to the north of the project, as described in the project conditions. These easements are in feasible and logical locations to serve properties north of the project. The Mountains Recreation and Conservation Authority ("MRCA") has initiated an action to provide an easement to identified property owners north of the project site over the approximately ten-foot strip of land owned by the MRCA adjacent to the project's northerly boundary.
24. Four remainder parcels are depicted on the tentative tract map. An equestrian rest area is shown on the remainder parcel adjacent to residential lot 262 and will be developed with equestrian amenities.
25. Eight small Not-A-Part parcels are depicted on the tentative tract map. These parcels are not owned or under the control of the project applicant. The project has been designed to allow the flexibility to integrate these parcels into the project design if they are acquired in the future. Access to each parcel is provided.
26. The applicant proposes grading to be balanced on site. A total of 2,249,000 cubic yards of earthwork is proposed. The total disturbed area will occupy approximately 157 acres, not including fuel modification impacts. The single-family residential pads will occupy a total of 62.2 acres, or 27 percent of the project site.
27. Construction of the project will include infrastructure enhancements to service the project and the surrounding community. The applicant proposes to provide monetary contribution to the Twin Lakes Property Owners Association for a variety of improvements and will construct a public mainline sewer to serve the Twin Lakes community.
28. The project preserves and enhances sensitive habitat, and includes significant open space, trail, and recreational components. The project's trail system will integrate with existing and proposed trails.
29. The tentative tract map depicts two private open space lots (Lots 404 and 408) to be improved with recreational amenities. The other open space lots will remain undeveloped permanent open space.
30. The project includes modified street improvements, including use of the rural street section, elimination of sidewalks and streetlights, clustering of street trees, and the use of a meandering sidewalk design in portions of the project based upon the finding that the standard improvements are impractical and unnecessary.

31. Access to the subject property will be adequate for all lots and for the deployment of fire fighting and other emergency service vehicles.
32. The site is physically suitable for the type of development and the density being proposed because the property has adequate building sites to be developed in accordance with the grading ordinance, has access to County-maintained streets, will be served by sanitary sewers, will be provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs, and has all flood hazards and geologic hazards mitigated in accordance with the requirements of the Department of Public Works.
33. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial or avoidable injury to fish and wildlife or their habitat.
34. The design of the subdivision and type of improvements proposed will not cause public health problems since sewage disposal, storm water drainage, fire protection, and geologic and soil factors are addressed in the conditions of approval.
35. The division and development of the subject property in the manner set forth on this tentative tract map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within the tentative tract map since the design and development as set forth in the conditions of the project and on the tentative map provide adequate protection for any such rights-of-way and easements.
36. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein, since the lots are of sufficient size so as to permit orientation of structures in an east-west alignment for southern exposure or to take advantage of shade or prevailing breezes.
37. The proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir as those terms are used in Article 3.5 of the Subdivision Map Act (California Government Code section 66410 *et. seq.*)
38. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
39. This tract map has been submitted as a "Vesting" Tentative Tract Map. As such, it is subject to the provisions of Chapter 21.38 of the County Code.
40. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 *et. seq.*)

("CEQA"), the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines ("County CEQA Guidelines"). The Initial Study concluded that there was substantial evidence that the project may have a significant impact on the environment in the following areas: aesthetic/visual, air quality, archaeological/ historical, drainage, flooding, fire hazard, geologic/seismic, noise, public services/facilities, schools, sewer capacity, soil erosion/grading, solid waste, traffic circulation, vegetation, water quality, water supply, wetlands/riparian, wildlife, and cumulative effects. The Initial Study demonstrated that an Environmental Impact Report ("EIR") would be required.

41. The EIR prepared for this project concluded that no significant effects which cannot be avoided or mitigated have been identified. All potentially significant environmental impacts including aesthetic resources, air quality, biota, cultural resources, geology, hydrology and water quality, noise, traffic, public services, including fire protection, police protection and library services, and utilities, including water supply, waste water, solid waste, electricity and natural gas can be mitigated to a less than significant levels through implementation of the mitigation measures identified in the EIR.
42. A Final EIR ("FEIR") for the project has been prepared in compliance with CEQA, the State CEQA Guidelines, and the County CEQA Guidelines. The FEIR consists of the Draft EIR dated November 2001, the Technical Appendices to the Draft EIR dated November 2001, and the FEIR, including responses to comments dated December 2003. The Board has independently reviewed and considered the FEIR and it reflects the independent judgment of the County.
43. A Mitigation Monitoring Plan consistent with the conclusions and recommendations of the FEIR has been prepared. The Mitigation Monitoring Program identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured, and its requirements have been incorporated into the conditions of approval for this project.
44. The Board finds that this project is not *de minimus* in its effect on fish and wildlife resources. Therefore, this project is not exempt from California Department of Fish and Game Fees pursuant to section 711.4 of the California Fish and Game Code.
45. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision in this matter is based is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that it has reviewed and considered the information contained in the FEIR; certifies that the FEIR has been completed in compliance with CEQA, the State CEQA Guidelines and County CEQA Guidelines and reflects the independent judgment of the Board as to the environmental consequences of the project, and determines that the significant adverse effects of the project have been reduced to an acceptable level, as described in the project Environmental Findings of Fact, which findings are incorporated herein by reference.
2. Approves and adopts the Mitigation Monitoring Program for the proposed project, incorporated in the FEIR, and pursuant to section 21081.6 of the Public Resources Code, finds that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation.
3. Approves Vesting Tentative Tract Map No. 53138 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

**CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NO. 53138**

1. Conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code (Subdivision and Zoning Ordinances), including the requirements of the R-1-6,000 and A-1-1 zones and the requirements of Conditional Use Permit Case No. 99-239-(5) and Oak Tree Permit Case No. 99-239-(5).
2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit Case No. 99-239-(5), conform to the applicable lot area requirements of the R-1-6,000 and A-1-1 zones.
3. In accordance with Conditional Use Permit Case No. 99-239-(5), this land division is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the R-1-6,000 and A-1-1 zones. If multiple final maps are recorded, the average area of all lots shown on each final unit map and all previously recorded final unit maps shall comply with the minimum lot area requirements of the applicable R-1-6,000 and A-1-1 zones.
4. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.
5. Submit a copy of the project Covenants, Conditions, and Restrictions ("CC&R's") and road or maintenance agreements to the Department of Regional Planning for review and approval.
6. Submit evidence that the conditions of the associated Conditional Use Permit Case No. 99-239-(5) and Oak Tree Permit Case No. 99-239-(5) have been recorded.
7. Concurrent with the recordation of the first final map, record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director of the Department of Regional Planning ("Director") for approval.
8. Dedicate vehicular access rights to streets at the rear of double frontage lots.
9. Dedicate vehicular access rights on Mayan Drive, Aucas Drive, Chickasaw Trail, Aztec Drive, Kickapoo Trail, West Mayan Drive, and Mojave Trail as required by and to the satisfaction of the Department of Regional Planning and Department of Public Works.

10. Construct a free standing masonry wall, not less than five feet high, along and within one foot (1') of the rear or sides of proposed lots abutting the streets listed in Condition 9. The wall shall be constructed to the Department of Public Works' Standard Plan 6005-0.

Prior to submitting any final maps, provide the Department of Regional Planning with a copy of the approved Grading Plan for final determination of the design of these masonry structures. Alternate structure designs and locations may be accepted if unusual topographic features or subdivision designs warrant special treatment. In such cases, consideration will be given to maintenance and aesthetics. Where a wall is relocated to the top of a slope, a slough wall may also be required.

In all cases where grading or natural conditions result in the pad or building site elevations being above the elevation of the abutting street, the required wall shall be retaining.

A wrought iron fence may be constructed on top of the retaining wall to satisfy the minimum height requirement provided the wall is constructed to a minimum height of three feet, and masonry pilasters spaced 50 feet maximum on center are constructed to the full height of the structure. The height of the total structure shall not be less than five feet above grade on the highway side and not less than three feet six inches on the side facing the abutting lot.

If the wall, or combination wrought iron fence and retaining wall, is to be constructed subsequent to the recordation of the final tract map, post a faithful performance bond and execute an agreement with the Department of Public Works, insuring its construction prior to the sale of lots or occupancy of homes constructed thereon. The penal sum of the bond shall be determined by the Department of Public Works.

11. Provide at least 40 feet of street frontage at the property line for each lot fronting on a cul-de-sac and knuckle and at least 50 feet of street frontage at the property line for all other lots, except for flag lots. Provide approximately radial lot lines for each lot.
12. Flag lots shall have fee access strips of at least 10 feet in width where contiguous to other strips and 15 feet where not contiguous to other strips. In cases where there are hillside slopes or footings for walls or planters adjacent to the access strips, the width of the access strips shall be sufficient to accommodate the full width of the required driveway paving.
13. Provide reciprocal easements over the multiple access strips for the benefit of the lots served and post with "No Parking" signs. Submit to the Department of Regional Planning for approval a notarized letter agreeing to record the

easement documents when the lots are sold and a copy of the easement document.

14. Label all common driveways as "Private Driveway-Fire Lane" on the final map.
15. Construct or bond with the Department of Public Works for driveway paving on the flag lots from the street to the building pads, to the satisfaction of the Department of Regional Planning and Department of Public Works as follows:
 - A minimum of 15 feet in width where serving one residence or 20 feet in width where the driveway is 20 feet or more in length;
 - A minimum of 20 feet in width where serving two residences; and
 - A minimum of 24 feet in width where serving three residences.
16. Post all common driveways with signs stating "No Parking-Fire Lane" and provide for continuous posting and enforcement of this restriction in the project's CC&R's or in a maintenance agreement. Submit a copy of the CC&R's or maintenance agreement to the Department of Regional Planning for review and approval.
17. Provide for the ownership and maintenance of the common driveways through a maintenance agreement by the owners of the lots served or the homeowners' association. Submit a copy of the agreement to be recorded to the Department of Regional Planning for approval.
18. Provide legal and physical access to those areas labeled "Not-A-Part" to the satisfaction of the Department of Regional Planning and Department of Public Works.
19. Comply with the traffic mitigation measures, including those detailed in the City of Los Angeles Department of Transportation's June 6, 2002, letter, identified in the letter from the Department of Public Works, Traffic and Lighting Division to Linscott, Law & Greenspan dated July 28, 2003 which is attached to the Department of Public Works conditions of approval.
20. Show "A" Street, "D" Street through "K" Street, "B" Street south of "L" Street, and "C" Street south of "N" Street as dedicated streets on the final map.
21. Show "B" Street north of "K" Street, "C" Street north of "K" Street and "L" Street through "X" Street as private and future streets on the final map.
22. Provide for the ownership and continued maintenance of the private and future streets through the homeowners' association, road maintenance district, or by a road maintenance agreement, and provide the Department of Regional Planning with a copy of the CC&R's or maintenance agreement to be recorded.

23. Except where the Fire Department determines that gates are not allowed for safety reasons, or as otherwise specified in these conditions, gated entries are permitted at the locations depicted on the tentative tract map subject to the stacking, turnaround, width and design requirements of the Fire Department and Department of Public Work's.
24. Record an agreement, to the satisfaction of the Director, for inclusion within the project's CC&Rs, guaranteeing access for ingress, egress, and underground utility purposes, across and within those portions of all private and future streets which are northerly of the depicted gate entries on Tract Map No. 53138, for the benefit of properties located to the north of the project.
25. Prior to recordation of any final unit map that includes "T" Street, submit evidence satisfactory to the Director that an easement for ingress, egress, and underground utility purposes will be recorded for the benefit of properties to the north of the project. The easement shall extend through Lot 266 from the northerly tract boundary to Private and Future "T" Street, continuing to a public road, all as shown on Vesting Tentative Tract Map No. 53138, and shall be a minimum of 28 feet, and a maximum of 58 feet in width.
26. Prior to recordation of any final unit map that includes "T" Street, submit evidence satisfactory to the Director that an easement for ingress, egress, and underground utility purposes will be recorded for the benefit of properties to the north of the project, including those commonly referred to as the "Deerlake Addition." The easement shall extend through Lot 264 from the northerly tract boundary to Private and Future "T" Street, continuing to a public road, all as shown on Vesting Tentative Tract Map No. 53138, and shall be a minimum of 36 feet, and a maximum of 58 feet in width.
27. Prior to recordation of any final unit map that includes "X" Street, submit evidence satisfactory to the Director that an easement for ingress, egress and underground utility purposes will be recorded for the benefit of properties to the north of the project. The easement shall extend from the northerly property line of the project site at Lot 7 of Section 6, through and over "X" Street, across and within those portions of all private and future streets which are northerly of the depicted gate entries on Tract Map No. 53138, to a public road, and shall be 64 feet in width, including slope easements. The easement shall terminate if and when the County of Los Angeles accepts the applicant's offer of dedication of "X" Street.
28. Grant to all persons holding title to land within the County of Los Angeles and the heirs, successors, and assigns of said persons, as their interest may now or hereafter appear of record, a non-exclusive easement for ingress and egress, road, and utility purposes over the private and future streets in this subdivision to the satisfaction of the Department of Public Works and the Department of Regional Planning.

29. Permission is granted to use the alternate street cross section to the satisfaction of the Department of Regional Planning and Department of Public Works for "R" Street, "S" Street, "T" Street, "U" Street, "V" Street and "W" Street.
30. Convey an easement for construction of a helispot on Lot 399 to the Consolidated Fire Protection District of the County of Los Angeles for use by said Consolidated Fire Protection District and other emergency personnel. Submit evidence of compliance with this condition to the Director prior to recordation of the final map.
31. Dedicate to the County of Los Angeles on the final map the right to prohibit the construction of residential and accessory structures over the lots designated as remainder parcels. Construction of recreational amenities is permitted. Dedicate on the final map the right to prohibit the construction of residential and accessory structures on the open space lots (Lots 378 through 383, 385 through 393, 398, 400, 401, and 417). Recreational structures may be constructed on portions of Lots 376, 384, and 416, subject to approval of plot plans by the Director.
32. Lot 377 shall be used for a sheriff's storefront sub-station to be constructed by the subdivider to the satisfaction of the Sheriff's Department as provided for in Conditional Use Permit Case No. 99-239-(5).
33. Provide for the ownership and maintenance of the open space lots (Lots 378 through 383, 385 through 393, 398, 400, 401, and 417) by the homeowners' association or dedicate the open space lots to a public agency to the satisfaction of the Department of Regional Planning.
34. Number all open space lots on the final map and provide access, a minimum of 15 feet in width, to each open space lot to the satisfaction of the Department of Regional Planning.
35. Permission is granted to create additional open space lots to the satisfaction of the Department of Regional Planning.
36. Bond with the Department of Public Works for any recreational structures proposed for Lots 404 and 408 and the equestrian rest area adjacent to Lot 262.
37. Pursuant to Section 3(b) of that certain Agreement dated March 29, 2002, between the Santa Monica Mountains Conservancy, the Mountains Recreation and Conservation Authority and Presidio Chatsworth Partners, LLC, the permittee shall reimburse the Los Angeles County Regional Park District (Proposition A) in the amount of \$260,000, prior to recordation of any final unit map. The March 29, 2002, agreement is on file at the Department of Regional Planning.

38. Construct and dedicate equestrian and hiking trails to the County of Los Angeles, or other public agency approved by the County of Los Angeles, to the satisfaction of the Department of Parks and Recreation. Submit evidence of satisfaction of this condition to the Director prior to recordation of the final map or unit map which includes all or a portion of the trail.
39. Construct and dedicate a trail to the County of Los Angeles which connects to the proposed trail within the westerly adjoining property at the westerly boundary of the project property or to an alternate point along said westerly boundary, to the satisfaction of the Department of Parks and Recreation. Submit evidence of satisfaction of this condition to the Director prior to recordation of the final map or unit map which includes all or a portion of the trail.
40. Install guard railing on top of and along the approaches to the existing dam within Devil Canyon to the satisfaction of the Department of Parks and Recreation. Submit evidence of satisfaction of this condition to the Director prior to recordation of the final map.
41. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the tract's CC&R's which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the document to be recorded to the Department of Regional Planning.
42. Three copies of a landscape plan which may be incorporated into a revised site plan shall be submitted and approved by the Director as required by Conditional Use Permit Case No. 99-239-(5).
43. Per Section 21.32.195 of the County Code, plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director and the County Forester and Fire Warden, and a bond shall be posted with the Department of Public Works or other verification shall be submitted to the satisfaction of the Department of Regional Planning to ensure the planting of the required trees.
44. This subdivision is a major land division and must be filed as a final tract map. No waiver is allowed.
45. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the Department of Public Works and the Department of Regional Planning. Each final unit map to record shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance, and

Conditional Use Permit No. 99-239-(5). Prior to approval of each final unit map, submit the following:

- A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and
 - A summary sheet indicating the number and type of all lots shown on the current and previous final maps.
46. A maximum of 150 units may record until a second means of street access is physically constructed to the satisfaction of the Department of Public Works, Department of Regional Planning, and Fire Department.
47. Within 30 days of the tentative map approval, as provided in the Mitigation Monitoring Program, deposit the sum of \$3,000 with the Department of Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the Mitigation Monitoring Program.
48. Within five days of the tentative map approval date, remit processing fees (currently \$875) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested, or operative until the fee is paid.
49. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this tentative approval which action is brought within the applicable time period of Government Code section 66499.37 or any applicable limitation period. The County shall promptly notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
50. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall, within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to: depositions, testimony, and other assistance to the subdivider or the

subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;

At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein; and

The cost for collection and duplication of records and other related documents will be paid by permittee according to Los Angeles County Code Section 2.170.010.

51. Except as expressly modified herein above, this approval is subject to all those conditions set forth in the attached Mitigation Monitoring Program and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Department of Public Works, Fire Department, Department of Parks and Recreation, and Department of Health Services.

The Regional Planning Commission herewith amends the conditions of the Department of Public Works as detailed below:

Condition #32 (Land Development Division-Road)—Construct curb, gutter, base, pavement and sidewalk on all streets (except future streets). Permission is granted to use the alternate street section for all local streets is amended to add: **“Permission is granted to construct inverted shoulder pavement with concrete flowlines (no sidewalks) on streets within Neighborhood 1.**

The Regional Planning Commission finds that use of the inverted shoulder design will provide adequate and appropriate roadway design. Sidewalks in this area will not benefit the area in that the neighborhood is proposed to be gated with an equestrian orientation and there is no necessity to connect sidewalks with the adjacent neighborhood.

Condition 38a (Land Development Division-Road) Provide street lights on concrete poles with underground wiring on all streets to the satisfaction of Public Works is amended to read: **Provide street lights on concrete poles with underground wiring on all streets to the satisfaction of Public Works except in the areas designed Neighborhood I and II where street lights are not required.**

The Regional Planning Commission finds that street lights are not required for these neighborhoods. The equestrian orientation of these neighborhoods would be impacted by standard street lighting requirements and the surrounding community has indicated that street lights would create a visual intrusion.

Condition 43 c (Land Development Division-Road)—Permission to eliminate sidewalks and cluster street trees within private and future right of way on R Street, S Street, T Street, U Street, V Street and W Street per note 11 is denied is amended to read: **Per condition #32 sidewalks are eliminated within the area designated Neighborhood I.**

Condition 43 d (Land Development Division-Road)—Permission to meander sidewalks and cluster street trees within private and future right of way on portions of B Street, C Street, L Street, M Street, N Street, O Street, P Street, and Q Street per note 12 is denied is amended to read: **Within the area designated Neighborhood II, sidewalks may meander within the private and future right of way and street trees may be clustered subject to approval of improvement plans in conformance with the details shown on the approved tentative map.**

The Regional Planning Commission finds that meandering of sidewalks and clustering of street trees is an appropriate addition to the project's design and direct the Department of Public Works to incorporate details shown on the approved tentative map into street improvement plans.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SUBDIVISION
TRACT NO. 53138 (Rev.)

Page 1/3

TENTATIVE MAP DATED 03-25-2004

The following reports consisting of 23 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. Provide alternate legal and physical access to those areas labeled "not a part" of this subdivision to the satisfaction of the Departments of Regional Planning and Public Works.
8. Delineate proof of offsite access to Canoga Avenue on the final map.
9. Furnish this Department's Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
10. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
11. Dedicate vehicular access rights to streets at rear of double frontage lots.
12. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
13. Grant ingress/egress and utility easements to the public over the private and future or future streets.
14. If the subdivider intends to file multiple final maps, he must so inform the Advisory Agency at the time the tentative map is filed. The boundaries of the unit final maps shall be designed to the satisfaction of the Director of Public Works and the Department of Regional Planning.
15. The first unit of this subdivision shall be filed as Tract No. 53138-01, the second unit, Tract No. 53138-02, and the last unit, Tract No. 53138.
16. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
17. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
18. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

19. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
20. Reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
21. Show open space note on the final map and dedicate residential construction rights over the open space lots.
22. The gate entrance on "B" Street in the vicinity north of "K" Street must be approved by the Department of Regional Planning (DRP.) If required by DRP, relocate the gate on "B" Street in the vicinity north of "K" Street to the vicinity west of "X" Street (a future tap street.) A dedicated "B" Street leading to "X" Street (a future tap street) is required to the satisfaction of DRP.
23. Provide addressing information in Microsoft Excel format to the satisfaction of Public Works.

HW
Prepared by Henry Wong
MSW/TR53138L-REV13

Phone (626) 458-4915

Date 04-26-2004



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT**

TRACT MAP NO. 53138

REVISED TENTATIVE MAP DATED 03/25/04

DRAINAGE CONDITIONS

- [X] Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
- [X] Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This note will be allowed on all open space lots. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
- [X] A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study shall be approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
- [X] Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
- [X] Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
- [X] Contact the Corps of Engineers to determine if a 404 Permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
- [X] This site is located in Zone "A" per the Federal Flood Insurance Rate Map. Public Works, Watershed Management Division (626) 458-4322, should be contacted to obtain procedures for revising the flood insurance rate map once the storm drain facilities are constructed. Encroachment into FEMA Zone "A" is not permitted prior to obtaining a Conditional Letter of Map Revision (CLOMR) from FEMA.
- [X] Department of Public Works approval for location, span, and clearance for proposed bridges spanning a watercourse is required prior to Hydrology Study approval.
- [X] A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010 of the Subdivision Ordinance.
- [X] Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 11/26/03 to the satisfaction of Public Works.

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TRACT MAP NO. 53138

REVISED TENTATIVE MAP DATED 03/25/04

GRADING CONDITIONS:

- [X] A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.
- [X] A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Name



TIMOTHY CHEN

Date 04/15/04 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 53138
SUBDIVIDER Presidio Chatsworth Partners LLC
ENGINEER B&E Engineers
GEOLOGIST Kleinfelder (58-919401-008)
SOILS ENGINEER Kleinfelder (58-919401-008)

TENTATIVE MAP DATED 3/25/04 (revision)
LOCATION Chatsworth
REPORT DATE 4/01/04, 4/15/03, 11/06/01, 10/22/01, 10/09/01, 8/08/01, 4/24/00
REPORT DATE 4/01/04, 4/15/03, 11/06/01, 10/22/01, 10/09/01, 8/08/01, 4/24/00

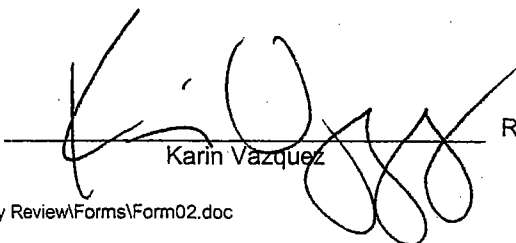
☒ **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- ☒ The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☒ All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- ☒ The Soils Engineering review dated 4/19/04 is attached.

☒ **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☒ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☒ A geology and/or soils engineering report may be required prior to approval of building or grading plans.
- ☒ Geotechnical Recordation Map verification deposit estimate 6 hours.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____

Prepared by


Karin Vazquez

Reviewed by _____

Date April 19, 2004

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave.
Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 9.1

Tentative Tract 53138
Location Chatsworth
Developer/Owner Presidio Chatsworth Partners L.L.C.
Engineer/Architect B & E Engineers
Soils Engineer Kleinfelder (58-9194-02/003)
Geologist Same as above

Review of:

Tentative Tract Map Dated By Regional Planning 3/25/04 (Rev.)
Soils Engineering and Geologic Reports Dated 4/1/04, 4/15/03, 11/6/01, 10/22/01, 10/9/01, 8/8/01, and 4/24/00
Previous review sheet dated 12/1/03

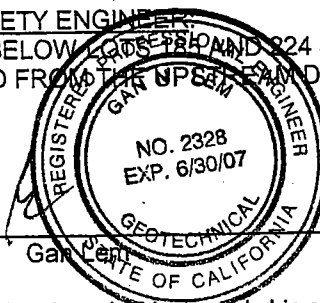
ACTION:

Tentative Map feasibility is recommended for approval, subject to the following conditions.

REMARKS:

1. Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plan review stage, provide the following:
 - a. Additional static, seismic and surficial slope stability analyses for all slopes steeper than 2:1 gradient, based on the 40-scale map. Also, provide a geotechnical cross section, for each section analyzed, showing the critical failure plane used in the analyses. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards).
 - b. Data and analyses to determine liquefaction potential of the on-site soils at the 2 proposed bridge loactions. Also, evaluate the potential for seismically induced settlement (dry and saturated soils), lateral spreading, surface manifestation, etc. The analyses must be performed for soils within the upper 50 feet, as a minimum, for shallow foundation, or greater depth where deep foundation and/or subterranean structure is proposed. The historic-high water table shall be used in the analyses, unless other information is provided which indicates a higher or lower level is appropriate. Recommend mitigation as necessary. The liquefaction data and analyses must conform to the State of California Division of Mines and Geology "Special Publication 117", dated 1997 and "Recommended Procedure For Implementation of DMG Special Publication 117", dated March 1999.
 - c. Chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to concrete and ferrous materials. The tests must be in accordance with California Test Methods, Department of Transportation, or equivalent (aqueous solution tests, such as EPA Tests or similar methods are not acceptable for determination of resistivity). Resistivity tests must be performed on soils samples in a saturated condition.
3. Prior to approval of the Final Map for recordation, the following must be shown on the Final Map:
The location of the "Restricted Use Areas" (including the shear key areas that will be reinforced with geogrid) as recommended in the soils report.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:
PER THE SOILS ENGINEER, THE PROPOSED BASIN BELOW 3381 CUBIC YARDS AND 224 SHALL BE DESIGNED FOR A TOTAL DEBRIS VOLUME OF 3881 CUBIC YARDS GENERATED FROM THE UPSTREAM DRAINAGE AND THE POTENTIAL LANDSLIDE AREAS.



Prepared by _____ Date 4/19/04

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Compound curves are preferred over broken-back curves. Broken back curves must be separated by a minimum of 200 feet of tangent. If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate in accordance with AASHTO guidelines.
2. A minimum centerline curve length of 100 feet shall be maintained on all local streets and a minimum centerline curve radius of 100 feet on all cul-de-sac streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection. Reversing curves of local streets need not exceed a radius of 1,500 feet and any curve need not exceed a radius of 3,000 feet.
3. The minimum centerline radius is 350 feet on all local streets with 40 feet between curbs and on all streets where grades exceed 10 percent except on "A" Street at "B" Street. Permission granted to reduce the centerline curve radius on "A" Street westerly of "B" Street to 225 feet provided that a minimum of 340 feet of stopping sight distance is provided. Additional right of way dedication or airspace easement and/or grading may be required.
4. The minimum centerline radius is 250 feet on all local streets with 36 feet between curbs except on "N" Street east of the knuckle. Permission is granted to reduce the centerline curve radius on "N" Street east of the knuckle to 150 feet.
5. Permission granted for street grades up to 11% and 12% on "A" Street and "C" Street, respectively, only at locations to the satisfaction of Public Works.
6. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For 4-legged intersections, the maximum permissible grade of the through street is eight percent.
7. The minimum centerline radius on a local street with an intersection street on the concave side should comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances per the current AASHTO.

8. The central angles of the right of way radius returns shall not differ by more than ten degrees on local streets.
9. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections to the satisfaction of Public Works.
10. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed six percent.
11. Provide intersection sight distance commensurate with a design speed of:
 - a. 40 mph (415 feet) on "A" Street from "C" Street, from "D" Street, from "H" Street (easterly direction); and from the southerly side of the proposed pedestrian crossing in the vicinity of "G" Street (both directions), on "B" Street from "A" Street (northerly direction), from "I" Street (northerly direction), from "L" Street; on "C" Street from "K" Street (southerly direction), from "Q" Street, from "R" Street, and from "S" Street (northerly direction)
 - b. 30 mph on "B" Street from "A" Street (southerly direction), from West Mayan Drive, and from Kickapoo Trail; on "M" Street from "L" Street (westerly direction); on "N" Street from "O" Street (easterly direction); on "S" Street from "R" Street (southerly direction), from "V" Street, from "W" Street (southerly direction)

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

12. All line of sight easements shall be depicted on landscape and grading plans.
13. Dedicate vehicular access rights on Mayan Drive, Aucas Drive, Chickasaw Trail, Aztec Drive, Kickapoo Trail, W. Mayan Drive, and Mojave Trail, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
14. Provide standard property line return radii of 13 feet at all local street intersections to the satisfaction of Public Works.

15. Permission is granted to modify the right of way on the following streets to reduce the parkway from 12 feet to 3 feet on one side of the street to the satisfaction of Public Works: the south side of "A" Street from Mayan Drive to the vicinity west of "G" Street, the west side of "B" Street south of "A" Street, the north side of "I" Street, the north side of "J" Street, the north side of "K" Street, the north side of "M" Street west of "L" Street, the north and east sides of "N" Street east of Lot 231, and the north side of "R" Street from "S" Street to "T" Street.
16. Dedicate right of way 32 feet from centerline on "A" Street, "B" Street from "A" Street northerly to the vicinity of the gated entrance, and "C" Street from "A" Street to the vicinity of lot 187 to the satisfaction of Public Works.
17. Dedicate right of way 30 feet from centerline "B" Street south of "A" Street, on "D" Street, "E" Street including both cul-de-sacs, and "K" Street.
18. Dedicate right of way 29 feet from centerline on "F" Street, "G" Street, "H" Street, "I" Street, and "J" Street.
19. Make an offer of 64 feet of future right of way on "X" Street (a future tap street) from "B" Street to the northerly tract boundary in the vicinity of lot 283 to the satisfaction of Public Works.
20. Make an offer of private and future right of way 32 feet from centerline on "B" Street inside and in the vicinity of the gated entrance and "C" Street north of the vicinity of lot 187 to the satisfaction of Public Works.
21. Make an offer of private and future right of way 30 feet from centerline on "L" Street, "M" Street, "N" Street, "R" Street, "S" Street including the cul-de-sac, and "T" Street.
22. Make an offer of private and future right of way 29 feet from centerline on "O" Street, "P" Street, "Q" Street, "U" Street, "V" Street, and "W" Street.
23. Make an offer of future right of way 20 feet from the southerly property line on streets fronting the property line including on Mayan Drive, Aucas Drive, Chickasaw Trail, and Aztec Drive, on alignments to the satisfaction of Public Works. Replace the existing angle points along the property line with a minimum centerline radius of 100 feet.
24. Make an offer of future right of way 20 feet from centerline on West Mayan Drive, Kickapoo Trail, and Mojave Trail on alignments to the satisfaction of Public Works. A minimum centerline radius of 100 foot shall be provided on all these streets.

25. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
26. Dedicate slope easements along all future streets to the satisfaction of Public Works.
27. Provide additional right of way in the vicinity of the gated entrances and construct gated entrances to the satisfaction of Public Works.
28. Locate all entry gates (or key pad) a minimum of 50 feet beyond the right of way of the nearest intersecting street and construct the gated entrance with a minimum of 32 feet radius for turnaround to the satisfaction of Public Works.
29. Off-site improvements are required. It shall be the sole responsibility of the developer to acquire the necessary right of way and/or easements.
30. Provide off-site right of way or easement and construct off-site full street improvements (including sidewalks and street lights) on "B" Street joining Canoga Avenue in the vicinity south of the freeway to the satisfaction of Public Works and the City of Los Angeles.
31. Construct the bridge on "A" Street and on "B" Street to the satisfaction of Public Works. The proposed bridge typical section shown on the map is not necessarily approved. The ultimate bridge section shall meet the requirements of Public Works' Design Division. Sidewalk may be waived on one side of both bridges to the satisfaction of Public Works.
32. Construct curb, gutter, base, pavement and sidewalk on all streets (except future streets). Permission is granted to use the alternate street section on all local streets.
33. Plant street trees on all streets (except future streets).
34. Provide and install street name signs prior to occupancy of buildings.
35. Install postal delivery receptacles in groups to serve two or more residential units.
36. Prior to final map approval, the subdivider shall enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works.

37. Underground all utility lines to the satisfaction of Public Works. Please contact our Construction Division at (626) 458-3129 for new location of any above ground utility structure in parkway.
38. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on all streets (except future streets) to the satisfaction of Public Works. The operation and maintenance of the street lights on the private and future street shall be the responsibility of the Home Owners Association until such time as the street is accepted for maintenance by the County.
 - b. Obtain Street Lighting Section's approval of the street light layout prior to project recordation. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - c. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk. Assessments will be imposed on the development or portions of the development served by private and future streets (if any) as a result of benefits from existing or future street lights on adjacent public roadways.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

- d. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
 - e. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans.
 - f. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.
- 39. Prepare signing and striping plans for Topanga Canyon Road and "A" Street to the satisfaction of Public Works and Caltrans.
 - 40. Pay for the installation of traffic signals and prepare traffic signal plans for Topanga Canyon Road at Ronald Regan Freeway and Poema Place at "A" Street to the satisfaction of Public Works and Caltrans.
 - 41. Comply with the traffic mitigation measures as identified in the attached letter from our Traffic and Lighting Division dated July 28, 2003 to the satisfaction of Public Works.
 - 42. A deposit is required to review documents and plans for final map clearance.
 - 43. Additional comments/requirements:
 - a. The locations of the BC/EC of the curve through intersection of "C" Street and "S" Street shall be adjusted so that they are setback 100 feet away from the BCR on "C" Street from "S" Street to the satisfaction of Public Works.

43. Additional comments/requirements: (cont.)

- b. If required by the Department of Regional Planning, relocate the gate on "B" Street in the vicinity north of "K" Street to the vicinity west of "X" Street (a future tap street.) A dedicated "B" Street leading to "X" Street (a future tap street) is required to the satisfaction of the Department of Regional Planning.
- c. Permission to eliminate sidewalks and cluster street trees within private and future right of way on "R" Street, "S" Street, "T" Street, "U" Street, "V" Street, and "W" Street per note 11 is denied.
- d. Permission to meander sidewalks and cluster street trees within private and future right of way on portions of "B" Street and "C" Street, "L" Street, "M" Street, "N" Street, "O" Street, "P" Street, and "Q" Street per note 12 is denied.
- e. As directed by the Board of Supervisors (BOS), the applicant shall submit plans to Public Works for the "A" Street and Canoga Avenue bridges prior to the recordation of the first final map. The "A" Street and Canoga Avenue bridges shall be constructed and accepted by Public Works prior to the issuance of the building permits for the 130th home.
- f. Comply with other conditions as directed the BOS to the satisfaction of Public Works.

Prepared by Sheila Christensen
Reviewed by Henry Wong *HW*
MSW/TR53138R-REV13

Phone (626) 458-4915

Date 04-26-2004



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

JAMES A. NOYRS, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-3100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

July 28, 2003

Mr. Alfred C. Ying, P.E.
Linscott, Law & Greenspan, Engineers
234 East Colorado Boulevard, Number 400
Pasadena, CA 91101

Dear Mr. Ying:

**DEERLAKE RANCH
UPDATED TRAFFIC IMPACT STUDY (APRIL 9, 2003)
TENTATIVE TRACT NO. 53138
CHATSWORTH AREA**

As requested, we have reviewed the above-mentioned document. As indicated, the document has been prepared to address the traffic impacts of the downsized project from 484 single family dwelling units to 388 single-family dwelling units and updated traffic counts and trip generation assumptions.

The revised project is expected to generate approximately 3,608 vehicle trips per day and 332 and 364 vehicle trips during the a.m. and pm. peak hours, respectively.

We agree with this document that the traffic generated by the project alone will significantly impact the following intersections. The proposed mitigation measures identified in the document will reduce the impacts to a level less than significant. These mitigation measures shall be made conditions of approval for this project and included in the Final Environmental Impact Report.

County of Los Angeles

Topanga Canyon Boulevard at Mayan Drive/Poema Place

East Approach: One left-turn lane and one shared through/right-turn lane (add one left-turn lane).

South Approach: One left-turn lane and one exclusive right-turn lane (convert shared left-/right-turn lane to a left-turn lane and one exclusive right-turn lane).

West Approach: One shared through/right-turn lane and one exclusive right-turn lane (add one exclusive right-turn lane).

Install traffic signals. Traffic signals shall be interconnected with the traffic signals at the intersection of Topanga Canyon Boulevard and the Ronald Reagan (SR-118) Freeway per the satisfaction of Caltrans and the County of Los Angeles Department of Public Works.

Topanga Canyon Boulevard at SR 118 Westbound Ramps

North Approach: Two through lanes and one right-turn lane (add exclusive right-turn lane). The mitigation measure is not included in the intersection mitigation measure description on page 41 and the level of service calculation sheet but shown in the concept plan of the intersection improvements in Appendix C.

East Approach: Two left-turn lanes and one shared through/right-turn lane (add second left-turn lane and convert shared left-/through/right-turn lane to shared through/right-turn lane).

Modify traffic signals. Traffic signals shall be interconnected with the traffic signals at the intersection of Topanga Canyon Boulevard at Mayan Drive/Poema Place per the satisfaction of Caltrans and Public Works.

City of Los Angeles

We have received a letter from the City of Los Angeles Department of Transportation dated June 6, 2002 (copy enclosed). The letter contains City's recommendations of mitigation measures required to fully mitigate the project impacts to the intersections and roadways in the City. We reviewed the letter and the traffic study for the project and concur with their recommendations.

Freeways

We concur with the study and recommend that the project pay its fair share toward long-term traffic improvements to the Topanga Canyon Boulevard at SR 118 interchange. The long-term traffic improvements are needed at this interchange since the interchange is operating at its capacity and would need to be upgraded to accommodate additional traffic expected from the cumulative traffic of the proposed project and other related projects in the area. The project shall, prior to recordation of the first final map for this project, work with Caltrans to provide all necessary data and information pertaining to long-term improvements at

Mr. Alfred C. Ying
July 28, 2003
Page 3

the Topanga Canyon Boulevard at SR 118 interchange, in accordance with Caltrans Guide for the Preparation of a Project Study Report (PSR). The project shall determine and pay the project's equitable share towards the long-term traffic improvements to the satisfaction of Caltrans. During this period the permittee shall proceed with diligence in these efforts and inform Traffic and Lighting Division of Department of Public Works of its progress with Caltrans in meeting these requirements.

A Congestion Management Program (CMP) analysis has been conducted in the traffic study to evaluate the project impact on the regional transportation system. We agree with the analysis that no significant CMP related traffic impacts will be caused by the project on the CMP monitored route or freeways. The project will have significant CMP traffic impacts to the Topanga Canyon Boulevard at SR-118 westbound and eastbound ramps; however, the proposed mitigation measures for the intersections will fully mitigate the project's impacts to a level less than significant.

If you have any questions, please contact Mr. James Chon of our Traffic Studies Section of Traffic and Lighting Division at (626) 300-4721.

Very truly yours,

JAMES A NOYES
Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

SFL:cn

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Enc.

cc: Caltrans (Steve Buswell)
City of Los Angeles Department of California (Sergio Valdez)
Regional Planning (Ellen Fitzgerald)

LADOT VALLEY PROGRAMS TEL: 818-756-9793

Jun 11 '02 9:35 No.003 P.01/04

Post-It® Fax Note	7671	Date	7/20	# of pages	4
To	HENRY WONG	From	LARI ALFONSO		
Co./Dept.	LADOT	Co.	TNL		
Phone #	X4961	Phone #	X4740		
Fax #	666-490-4949	Fax #			

LOS ANGELES
CALIFORNIA



ROBERT K. HAHN
MAYOR

DEPARTMENT OF
TRANSPORTATION
321 N. FIGUEROA ST., SUITE 500
LOS ANGELES, CA 90012
(213) 580-1177
FAX (213) 540-4188

North of 118 Fwy bet. Canoga & Topanga
Cyn DOT Case No. SFV 01-037

June 6, 2002

Mr. Kerwin Chih
Los Angeles County Department of Regional Planning
Impact Analysis Section

Subject: **REVISED LETTER OF DETERMINATION FOR DEERLAKE
RANCH/CHATSWORTH RIDGE ESTATES**

Project No. 99-239(5)
State Clearinghouse No. 200061049
Tentative Tract Map 53138

Dear Mr. Chih:

This revised letter supersedes the previously issued DOT letter dated January 11, 2002. The Los Angeles City Department of Transportation (LADOT) has reviewed the Draft Environmental Impact Report (DEIR) for the proposed Deerlake Ranch/Chatsworth Ridge Estates which consists of a 484 single family homes on a vacant 230.58 acre parcel of land. This project is located within an unincorporated area of Los Angeles County and is bounded by the 118 Freeway to south, Canoga Avenue to the east and Topanga Canyon Boulevard to the west. However, the street system that provides access to the site is primarily located within the City of Los Angeles, and 11 of the 13 studied intersections are within the City of Los Angeles.

DISCUSSION AND FINDINGS

LADOT's comments are based upon review of the Draft Environmental Report and reports prepared by Linscott, Law and Greenspan Engineers. The project's size has been reduced from the original 538 single family homes to a project size of 484 single family homes, as reflected in the DEIR. The project will generate 363 trips in the a.m. peak hour, 489 p.m. peak hour and 4,422 daily trip ends. The trip generation rates are based on the 6th Edition Trip Generation Manual (1997) of the Institute of Transportation Engineers.

As stated below, the proposed will have significant and cumulative traffic impacts at the following intersections:

1. Topanga Cyn Boulevard and 118 Freeway eastbound ramps
2. Topanga Cyn Boulevard and 118 Freeway westbound ramps
3. Chatsworth Street and Canoga Avenue
4. Chatsworth Street and De Soto Avenue

LADOT VALLEY PROGRAMS TEL:818-756-9793

Jun 11 '02 9:36 No.003 P.02/04

Mr. Keith Chih

2

June 6, 2002

MITIGATION OF SIGNIFICANT AND CUMULATIVE IMPACTS**1. Topanga Cyn Boulevard and 118 Freeway Eastbound Ramps**

Fund a proportionate share of the cost of the design and construction of the LADOT's 118 Freeway Corridor ATSAC/ATCS System, for the intersection of Topanga Canyon Boulevard & 118 Freeway Eastbound Ramps. This project's proportionate share of the cost of the ATSAC/ATCS System is equal to the number of significantly impacted intersections multiplied by the average ATSAC/ATCS System cost per intersection. The current cost of the Ronald Reagan Freeway Corridor ATSAC/ATCS System is \$102,000 per intersection. ATSAC/ATCS improvements shall be guaranteed through a cash payment prior to the issuance of any building permit. Since the cost of ATSAC/ATCS improvements is reviewed and adjusted periodically, the actual cost may change depending on when payment is made.

2. Topanga Cyn Boulevard and 118 Freeway Westbound Ramps

Widen the westbound off-ramp of the Simi Valley Freeway at Topanga Canyon Boulevard by 9 feet from Topanga Canyon Boulevard to a point approximately 260 feet easterly as shown in attachment no. 1. This will be accomplished by widening the north side of the ramp by 5 feet and widening variably by 4 feet on the south side of the ramp to provide two left-turn-only lanes and an optional through-right-turn only lane. Relocate and modify the traffic signal equipment, street lights, curbs and gutters, trees, utilities etc. as required. This mitigation needs to be approved by all affected municipalities or agencies, including the State of California Department of Transportation (Caltrans) through the Encroachment Permit process.

3. Chatsworth Street and Canoga Avenue

Widen Canoga Avenue and Chatsworth Street, within the existing right-of-way to provide a left-turn-only lane and a shared through-right turn lane for southbound Canoga Avenue at Chatsworth Street as shown in attachment no. 2. Modify the signal phasing at this location to provide southbound to eastbound left-turn phase as well as a congruent right-turn arrow for vehicles traveling westbound to northbound at this intersection. Relocate and modify any existing traffic signal equipment, street lights, power poles, trees, signs, curb and gutters, utilities, etc. as required.

4. Chatsworth Street and De Soto Avenue

Widen Chatsworth Street at DeSoto Avenue to provide dual left-turn-only lanes, a through lane, and a right-turn only lane for eastbound Chatsworth Street at De Soto Avenue as shown in attachment no. 3. Modify the signal phasing at this location to provide an eastbound to northbound left turn phase. Relocate and modify any existing traffic signal equipment, street lights, power poles, trees, signs, curb and gutter, utilities, etc. as required.

LADOT VALLEY PROGRAMS TEL: 818-756-9793

Jun 11 02 9:36 No.003 P.03/04

Mr. Keith Chih

3

June 6, 2002

Additional Requirements**5. Canoga Avenue between Candice Place and 118 Freeway**

Widen Canoga Avenue to collector street standards, within the existing right-of-way from Candice Place to the County boundary line at the 118 Freeway including curb, gutter and sidewalks. In addition to these improvements extend the existing equestrian trail, located on the east side of Canoga Avenue, from its terminus located north of Candice Place to an existing dirt trail located just north of the 118 Ronald Reagan Freeway.

6. Equestrian Crossing Signals on Canoga Avenue

Install two self actuated equestrian crossing signals on Canoga Avenue. The first location should be at the intersection of Canoga Avenue and Rinaldi Street. The second should be north of the 118 Ronald Reagan Freeway at or near the terminus of the equestrian trail located on the east side of Canoga Avenue

The above transportation improvements shall be guaranteed, before the issuance of any building permit for this project, through the B-Permit process of the Bureau of Engineering, Department of Public Works, and must be completed before the issuance of any certificate of occupancy to the satisfaction of LADOT and the Bureau of Engineering. Prior to setting the bond amount, the Bureau of Engineering shall require that the developer's engineer or contractor contact LADOT's B-Permit Coordinator at (213) 580-5320 to arrange a pre-design meeting to finalize the design for the required transportation improvements.

7. Neighborhood Traffic Management Plan

Prior to the issuance of any building permit the applicant shall execute and record a covenant and agreement to mitigate cumulative traffic impacts in the residential neighborhoods adjacent to Canoga Avenue in the City of Los Angeles through the development of a Neighborhood Traffic Management Plan. This mitigation shall be guaranteed through either a cash deposit or irrevocable letter of credit or a cash certificate of deposit payable to LADOT in the amount of \$200,000 prior to the issuance of any building permit. Three years after the issuance of the final certificate of occupancy of the entire project, the applicant may request a refund of the unused money which shall only be granted if DOT and the 12th District Council Office determine that all of the provisions of the Neighborhood Traffic Management Plan have been fully complied with and no additional improvements are necessary.

These measures are intended to control the volume of traffic along Canoga Avenue, as well as to restrict the use of local residential streets east of Canoga Avenue. Potential traffic calming measures may include, but are not limited to: the installation of speed humps, diverters, turn restrictions, signing and marking as determined by LADOT.

The City of Los Angeles appreciates your cooperation and assistance in mitigating traffic impacts

LADOT VALLEY PROGRAMS TEL: 818-756-9793

Jun 11 02 9:37 No.003 P.04/04

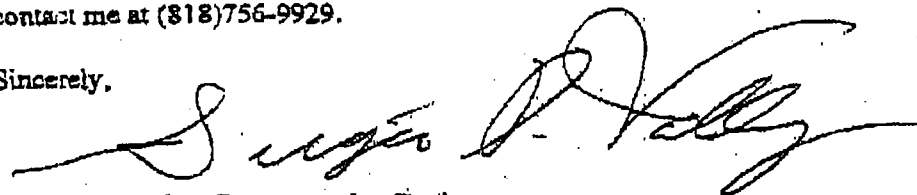
Mr. Keith Chih

4

June 6, 2002

of the proposed project on City streets and neighborhoods. If you have any questions, you may contact me at (818)756-9929.

Sincerely,



Sergio D. Valdez, Transportation Engineer
San Fernando Valley Developmental Review Section

SDV:za
ref:04-06-7R2

Attachment

- c: Twelfth Council District, City of Los Angeles
Supervisor Michael Antonovich, County of Los Angeles
Haripal S. Vir, Transportation Programs and Development Review
Robert Takasaki, DOT Metro Programs
Ken Firoozmand, West Valley District
Tim Conger, DOT Geometric Design
Emily Gabel-Luddy, Planning Department
David Shender, Linscott, Law and Greenspan

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. The subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall determine from the Las Virgenes Municipal Water District where the connection to the trunk sewer system and disposal facilities of the District shall be made, and shall meet the requirements of the Water District for the use of the sewerage facilities. Acceptance by the District must be assured in writing.
4. All sewer pump stations shall be constructed to the satisfaction of Public Works.
5. Off-site improvements are required.
6. Easements are required, subject to review by Public Works to determine the final locations and requirements.
7. Outlet approval from the City of Los Angeles is required.
8. As directed by the Board of Supervisors (BOS), construct a mainline sanitary sewer system for the adjoining Twin Lakes community. The sewers in Twin Lakes shall be constructed and accepted by Public Works prior to the issuance of a final inspection for the 190th home.
9. Comply with other conditions as directed the BOS to the satisfaction of Public Works.
10. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system (including any approved water pump stations) maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. Offsite improvements are tentatively required.
4. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructure constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. All line of sight easements must be depicted on the landscape and irrigation plans.
7. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No. 53138 Tentative Map Date March 25, 2004

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 47 public fire hydrant(s). Upgrade / Verify existing public fire hydrant(s).
- Install private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location:
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments:

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date April 28, 2004



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: 53138 Map Date March 25, 2004

C.U.P. 99-239 Vicinity Malibu 266

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☒ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: See additional comment sheet.

By Inspector: Janna Masi Date April 28, 2004

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

SUBDIVISION NO. **53138**

PAGE NO. **1**

- 1 The completion of the helispot shall be done in compliance with Los Angeles County Fire Dept. Planning section.

Convey an easement to the Consolidated Fire Protection District of Los Angeles County for operation and maintenance of a helispot on lot 390.

The graded flat helipad shall be a minimum dimension of 275' by 125'.

The helispot shall be improved as follows:

- Construct a 15' by 35' reinforced concrete pad.

- Locate a fire hydrant at the helipad.

- Construct a sump pit with a locking water supply with valve, and a locking drain valve to assure that the sump does not fill with water from rain or other run-off. The sump shall be 3 1/2' deep, 12' wide, by 12' long. The sump shall be made of steel-reinforced concrete. Its sides shall be sloped at such an angle as to prevent a fall from the edge into the sump, and the sump sides shall also be rough-stamped in such a manner to discourage activities such as skating, skateboarding, bicycling, etc., and coarse enough to provide easy egress should someone accidentally fall into the sump when full of water.

- Cover remaining graded area with #2 rock, 5" deep.

- The precise location, specifications, and details of these improvements shall be determined by the air operations section after the site has been graded.

Establish Covenants, Conditions, and Restrictions (CC&Rs) which grant the Consolidated Fire Protection District of Los Angeles County (Fire District), or other agencies as agreed to by the Fire District, the exclusive use of the helispot. The CCRs shall also limit vertical obstructions such as trees, antennas, etc. within a specified radius of the site. Contact air operations section for specific details and approval of the CCRs.

Completion of the helispot shall be done prior to the occupancy of the 151st residential unit. Contact fire department air operations section for the inspection and approval of the completed helispot.

- 2 All lots where the dwellings farthest portion exceeds 150' from the street. Said driveway shall be paved 20' wide prior to construction.

- 3 The maximum allowable units to record on a single means of access is 150, until such time that the westerly connection to Topanga Canyon is completed to the specifications of the department of Public Works.

- 4 Single flag lot designs and/or two adjoining flags shall provide for 20' of actual pavement, clear to the sky. Indicate said access to be Private Driveway and Firelane on the final map.

- 5 Flag lots, three to four adjoining: Provide a minimum of 24' of paved vehicular access, then you can reduce down to 20' for the individual private driveways. Lots Not a part 5, 6, 7 and possible new lots shall also provide a fire department turnarounds.
- 6 Gated entrances shall provide a minimum vehicular width of 20' ingress and 20' egress. A turning radius of 32' shall be provided prior to the gate. Provide a detail to our department prior to final map clearance.

By Inspector: Janna Masi

Date: April 28, 2004

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 53138 DRP Map Date: 03/25/2004 SCM Date: 04/26/2004 Report Date: 04/22/2004
Park Planning Area # 34 OAT MOUNTAIN Map Type: REV. (REV RECD)

Total Units **375** = Proposed Units **375** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	3.02
IN-LIEU FEES:	\$410,720

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$410,720 in-lieu fees.

Trails:

See also attached Trail Report. SANTA SUSANA PASS TRAIL

Contact Patrocenia T. Sobrepeña, Acting Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Tonda Lay, Trail Coordinator at (213) 351-5135.

By:


James Barber, Advanced Planning Section Head

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # 53138 DRP Map Date: 03/25/2004 SMC Date: 04/26/2004 Report Date: 04/22/2004
Park Planning Area # 34 OAT MOUNTAIN Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{AFMV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 1990 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

AFMV/Acre = Average Fair Marketed Value per Acre by Park Planning Area.

Total Units **375** = Proposed Units **375** + Exempt Units **0**

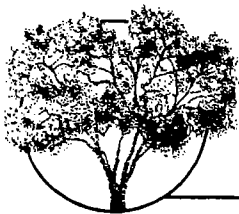
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.68	0.0030	375	3.02
M.F. < 5 Units	2.04	0.0030	0	0.00
M.F. >= 5 Units	2.10	0.0030	0	0.00
Mobile Units	1.86	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				3.02

Park Planning Area = 34 OAT MOUNTAIN

Goal	Acre Obligation	AFMV / Acre	In-Lieu Base Fee
@(0.0030)	3.02	\$136,000	\$410,720

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt	Priv. Land Crdt	Net Obligation	AFMV / Acre	In-Lieu Fee Due
3.02	0.00	0.00	3.02	\$136,000	\$410,720



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"



Tim Gallagher, Director

April 22, 2004

**NOTICE OF TRAIL REQUIREMENT
FOR TRACT MAPS AND PARCEL MAPS**

Map #: TR - 53138

Date on Map: March 25, 2004

Provide an easement for the **Santa Susana Pass Trail** to the satisfaction of the Department of Parks and Recreation's Standards. Because of the necessity to show the trail alignment as it pertains to topographical lines, **all information pertaining to trail requirements must be shown on the Tentative Tract Map.**

Provide a **12 foot** easement for the **Santa Susana Pass portion of the Marge Feinberge/Rim of the Valley Trail and the Deerlake Highlands Loop Trail** to the satisfaction of the Department of Parks and Recreation's Standards.

- X TRAIL OK AS SHOWN.
- X CALL-OUTS MUST READ PROPOSED LOS ANGELES COUNTY RIDING AND HIKING TRAIL ON FINAL MAP.
- X TRAILS MUST REMAIN OPEN AND CONTIGUOUS THROUGHOUT CONSTRUCTION.
- X ALL TRAILS PROPOSED TO CONNECT TO ADJOINING PROPERTIES, IF SAID PROPERTIES REMAIN UNDEVELOPED, MUST BE REALIGNED WITHIN TRACT #53138.

Dedications and the exact following language must be shown for trail dedications on the first phase of final map.

Title Page: We hereby dedicate to the County of Los Angeles a **variable width** easement for Riding and Hiking purposes for the **Deerlake Highlands Loop Trail** and a **12 foot** easement for Riding and Hiking purposes for the **Santa Susana Pass Trail**.

For any questions concerning trail alignment or other trail requirements, please contact Tonda Lay at (213) 351-5135.

Tonda Lay, Trails Coordinator



COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health

THOMAS L. GARTHWAITE, M.D.
DIRECTOR and CHIEF MEDICAL OFFICER

FRED LEAF
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
Director of Public Health and Health Officer

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 • FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



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April 14, 2004

Tract Map No. 53138

Vicinity: Chatsworth

Tentative Tract Map Date: March 25, 2004 (13th Revision)

The Los Angeles County Department of Health Services' approval for **Vesting Tentative Tract Map 53138** is unchanged by the submission of the revised map. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Las Virgenes Municipal Water District**, a public water system, which guarantees water connection and service to the entire development.
2. Sewage disposal will be provided through the public sewer and public wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.
3. In the event that water wells are discovered during development, permits and written authorization must be obtained from this Department for proper decommissioning of the wells.

If you have any questions or need additional information, please contact Becky Valenti at (626) 430-5380.

Respectfully,

Patrick Nejadian, Chief E.H.S.
Mountain and Rural/Water, Sewage, and Subdivision Program

Deerlake Ranch Mitigation Monitoring Program

1.0 INTRODUCTION

Pursuant to Section 21081.6 of the Public Resources Code and the *CEQA Guidelines* Section 15097, public agencies are required to adopt a monitoring or reporting program to assure that the mitigation measures and revisions identified in the EIR are implemented. As stated in Section 21081.6 of the Public Resources Code:

"... the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment."

Pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision maker coincidental to certification of the EIR. The Mitigation Monitoring Program must be adopted when making the findings (at the time of approval of the project).

The public agency may delegate reporting or monitoring responsibilities to another public agency or a private entity, which accept the delegations. The lead agency, however, remains responsible for ensuring that implementation of the mitigation measures occur in accordance with the program.

As defined in the *CEQA Guidelines*, Section 15097, "reporting" is suited to projects that have readily measurable or quantitative measures or which already involve regular review. "Monitoring" is suited to projects with complex mitigation measures, such as wetland restoration or archaeological protection, which may exceed the expertise of the local agency to oversee, are expected to be implemented over a period of time, or require careful implementation to assure compliance. Both reporting and monitoring would be applicable to the Deerlake Ranch project.

2.0 MITIGATION MATRIX

In order to sufficiently track and document the status of mitigation measures, a mitigation matrix have been prepared and includes the following components:

- Mitigation measures
- Implementation responsibility
- Implementation date
- Monitor verification date
- Responsible agency
- Mitigation measure completion dates
- Comments

Mitigation measure implementation timing has been apportioned into ten specific timing increments, outlined as follows:

- Prior to issuance of Grading Permit
- Prior to issuance of Building Permit
- Prior to issuance of Certificate of Occupancy

Deerlake Ranch Mitigation Monitoring Program

Information pertaining to compliance with mitigation measures or any necessary modifications/refinements is documented in the comments portion of the matrix. The mitigation matrix follows this section.

3.0 MITIGATION MONITORING PROCEDURES

The Los Angeles County Department of Regional Planning is the designated lead agency for the Deerlake Ranch Mitigation Monitoring Program. The department is responsible for review of all monitoring reports, enforcement actions, and document disposition. The Department of Regional Planning will rely on information provided by the monitor as accurate and up to date and will field check mitigation measure status as required.

4.0 MONITORING REPORTS

Mitigation monitoring reports will be provided to the Los Angeles County Department of Regional Planning in conjunction with the timing milestones outlined in the Mitigation Monitoring Program. More frequent monitoring status reports can be provided, if required. Monitoring reports will document all of the mitigation components outlined in the matrix, and identify required modification or problems. The mitigation monitoring reports may at times refer to other more detailed monitoring documents prepared for the project. When this situation arises, these documents will be submitted along with the mitigation report for department review.

A pre-monitoring meeting will be scheduled with the applicant, Department of Regional Planning, and the monitor to review mitigation measures, implementation requirements, schedule conformance and reporting responsibilities.

Project monitors will exercise caution and professional practices at all times when monitoring construction mitigation measures. Protective wear (hard hat/glasses) will be worn at all times in construction areas. Injuries will be immediately reported to the mitigation monitor.

The construction manager/superintendent is responsible for coordination of contractors, and is responsible for contractor completion of required measures in accordance with the mitigation monitor.

The use of experts acceptable to the Department of Regional Planning, as a component of the monitoring team, is required to ensure compliance with scientific and engineering based mitigation measures. While recognized experts assesses compliance with the required mitigation measures, responsible agency staff will consult with the Department of Regional Planning regarding any disputes.

If the mitigation monitor identified an action, which, in the opinion of the monitor has not been implemented or has not been implemented correctly, the problem will be brought to the attention of the Department for resolution. If the problem cannot be satisfactorily resolved by Department staff, it will be brought before the Planning Director or designee for resolution. The arbitration committee, through the County Counsel, will have the authority to issue stop work orders until the dispute is resolved.

Agencies may enforce conditions of approval through their existing police power, using stop work orders, fines, infraction citations, loss of entitlement, refusal to issue building permits or certificates of use and occupancy, or in some cases notice of violation for tax purposes. Criminal misdemeanor sanctions could be available where the agency has adopted an ordinance requiring compliance with the monitoring program, similar to the provision in many zoning ordinances which state the enforcement power to bring suit against violators of the ordinance's provisions. Additional enforcement provisions included required posting of a bond or other acceptable security in the amount of the required mitigation measures.

Deerlake Ranch Mitigation Monitoring Program

5.0 MITIGATION MONITORING MATRIX LEGEND

Mitigation Measure Implementation Timing

1. Prior to Tentative Tract Map Approval
2. Prior to Final Engineering
3. Prior to Grading Operations
4. During Grading Operations
5. Immediately Following Grading Operations
6. Prior to Infrastructure Construction
7. Prior to Unit Construction
8. During Construction Activity
9. Prior to Certificate of Occupancy
10. Following Unit Construction
11. Specialized Timing

Chart Acronyms

AQMD	South Coast Air Quality Management District
CDFG	California Department of Fish and Game
DBS	Department of Building and Safety
DPR	Department of Parks and Recreation
DRP	Department of Regional Planning
DPW	Department of Public Works
HOA	Homeowners' Association
LACFD	Los Angeles County Fire Department
LACFFW	Los Angeles County Forester and Fire Warden
LACL	Los Angeles County Libraries
LACS	Los Angeles County Sheriff
LACSD	Los Angeles County Sanitation District
LAUSD	Los Angeles Unified School District
LVMWD	Las Virgenes Municipal Water District
PB	Pacific Bell Telephone Company
RWQCB	California Regional Water Quality Control Board
SCE	Southern California Edison
SCG	Southern California Gas Company
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Measure	Mitigation Monitoring Responsibility	Implementation Time Frame	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
AESTHETICS & VISUAL RESOURCES								
1. The primary east-west ridgeline along the northern project boundary shall be retained in undisturbed natural open space to provide for a natural viewshed backdrop.			APPLICANT	2		DBS DRP		
2. Approximately 70 acres of the project site has been or is proposed to be dedicated to the SMMC for preservation of significant aesthetic resources. Those portions not currently dedicated as undisturbed open space shall be dedicated prior to issuance of a grading or building permit, which ever occurs first.			APPLICANT	3		DBS DRP		
3. A comprehensive landscape plan shall be approved by the County of Los Angeles, prior to the issuance of a grading permit or building permit, whichever occurs first.			APPLICANT	3		DBS DRP		
AIR QUALITY								
<i>Construction:</i> 1. Dust Control: The following dust control measures shall be implemented:								
• Active construction areas shall be watered at least twice daily.			APPLICANT	4		AQMD DPW		

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Measure	Mitigation Monitoring Implementation Responsibility	Implementation Time Frame	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
<ul style="list-style-type: none"> All haul trucks shall be covered or shall maintain at least two feet of freeboard. 			APPLICANT	4		AQMD DPW		
<ul style="list-style-type: none"> All unpaved parking or staging areas shall be watered four times daily. 			APPLICANT	4		AQMD DPW		
<ul style="list-style-type: none"> Site access points shall be swept or washed within 30 minutes of any visible dirt deposition on any public roadway. 			APPLICANT	4		AQMD		
<ul style="list-style-type: none"> On-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily. 			APPLICANT	4		AQMD		
<ul style="list-style-type: none"> Operations on any unpaved surface shall be suspended if winds exceed 25 miles per hour. 			APPLICANT	4		AQMD		
<ul style="list-style-type: none"> Any cleared area, which is to remain inactive for more than 96 hours after clearing, shall be stabilized. 			APPLICANT	4		AQMD		
<ul style="list-style-type: none"> Grading operations shall comply with Rule 403 of the SCAQMD pertaining to control of fugitive dust 			APPLICANT	4		AQMD DPW		
2. Emissions: The following measures shall be implemented to control emissions related to construction activities:								

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Measure	Mitigation Monitoring Responsibility	Implementation Time Frame	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
<ul style="list-style-type: none"> Off-road construction equipment built within the last ten years shall be utilized. 			APPLICANT	4		AQMD		
<ul style="list-style-type: none"> Off-road construction equipment shall have low-NO_x tune-ups every 90 days. 			APPLICANT	4		AQMD		
<ul style="list-style-type: none"> Idling of trucks and heavy equipment shall be limited to 10 minutes. 			APPLICANT	4		AQMD		
3. Off-site impacts: The following measures shall be implemented to control emissions related to off-site impacts:								
<ul style="list-style-type: none"> Lane closures shall be limited to off-peak travel periods. 			APPLICANT	4		AQMD		
<ul style="list-style-type: none"> Construction vehicles shall not be parked on heavily traveled roadways. 			APPLICANT	4		AQMD		
<ul style="list-style-type: none"> Receipt of materials shall be encouraged during non-peak traffic hours. 			APPLICANT	4		AQMD		
<ul style="list-style-type: none"> Ride-share incentives shall be provided for contractor and subcontractor personnel. 			APPLICANT	4		AQMD		

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Measure	Mitigation Monitoring Responsibility	Implementation Time Frame	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
Operational Activities:		1. Although all mobile source emissions are predicted to at or below SCAQMD significance thresholds, the following mitigation is recommended due to the non-attainment status of the Basin: Homes shall be built to meet or exceed minimum statewide energy conservation requirements.	APPLICANT	9		AQMD		
		2. Homes shall include as an option the following residential design features that encourage trip elimination or trip diversion to alternative transportation:						
		• Pre-wired for various telecommunications systems access for in-home offices.	APPLICANT	9		DBS		
		• Pre-wired for 220V electric vehicle charging systems.	APPLICANT	9		DBS		
BIOLOGICAL RESOURCES								
		The applicant is proposing to mitigate all impacts to biological resources to less than significant levels through the acquisition of a minimum 60 acre parcel of undisturbed natural open space in the immediate vicinity of the project site. This parcel will be dedicated to a public resource protection agency prior to initiation of project grading operations and will be located either adjacent to the project site or adjacent to existing undisturbed open space. The biological composition of the mitigation parcel shall have, at a minimum, the	APPLICANT	2		DRP		

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Monitoring Responsibility	Implementation Time Frame	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
Mitigation Measure required amount of high quality habitat to meet mitigation requirements, and in many cases will provide in excess of required mitigation requirements. The following mitigation measures will be primarily implemented on the off-site mitigation parcel and are recommended to ensure biological resource impacts would be less than significant. <i>General Biological Resource Mitigation Measures:</i> 1. An off-site mitigation parcel shall be dedicated to Los Angeles County or a public conservation agency to the satisfaction of Los Angeles County Department of Regional Planning. The mitigation parcel shall be of a minimum size of the collective total of all on-site project sensitive vegetation impacted (but not less than 68 acres) and shall be adjacent to or and contiguous with permanent open space of comparable size. 2. The applicant shall mitigate impacts to 0.03 acre of on-site willow woodland based on recommendations of the project biologist (see Appendix G of Draft EIR) and to the satisfaction of the CDFG and the Los Angeles County Department of Regional Planning. The mitigation plans shall be reviewed and approved by these agencies prior to the issuance of grading permits. This mitigation measure will be implemented on the mitigation parcel with 0.12 (Section 3.3.2, Revision C of Final EIR) acre (representing a 4:1 ratio).							
		APPLICANT	3		DRP CDFG		

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Measure	Mitigation Monitoring Responsibility	Implementation Time Frame	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
		3. All eucalyptus shall be removed from open space portions of the project site to enhance the biological values of open space areas, reduce the risk of a canopy fire, and prevent further encroachment of eucalyptus into native habitats to the satisfaction of the Los Angeles County Department of Regional Planning prior to the issuance of grading permits. To avoid impacts to nesting birds such removal shall be implemented outside of the avian nesting season from March 15 th to August 15 th .	APPLICANT	3		DRP		
		4. Impacts to Plummer's mariposa lily shall be mitigated through a 2:1 replacement of impacted individuals for a total of 5,110 for an impact of 2,000 and an additional 1:1 replacement through preservation. Relocated Plummer's mariposa lily will be planted on the mitigation parcel. A qualified biologist/botanist shall oversee all aspects of this mitigation plan including bulb and seed collection and transplanting, per the recommendations of the project biologist (see Appendix G of Draft EIR). Seed collection shall occur prior to collection of bulbs from all plants within the development envelope. The Plummer's mariposa lily mitigation plan shall be reviewed and approved by the Los Angeles County Department of Regional Planning, prior to issuance of grading permits. Maintenance of relocated Plummer's mariposa lilies shall be monitored for a period of five years. Annual monitoring reports shall be submitted to CDFG and the Los Angeles County Department of Regional Planning. The Plummer's mariposa lily salvage, propagation and transplanting program is designed to retrieve a sizable portion of the on-site bulbs for use in both on-site and off-site habitat enhancement. Another component of this effort is researching and documenting methods that lead to successful long-	APPLICANT	3		DRP CDFG		

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Measure	Mitigation Monitoring Responsibility	Implementation Time Frame	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
		term establishment of transplanted bulbs. This includes bulbs collected and transplanted directly to a site within the same year, stored bulbs, and bulbs grown from seed in a nursery. The salvage program will consist of the following components:						
		<ul style="list-style-type: none"> Prior to grading, seed shall be collected and all flagged/mapped bulbs, and any uncovered during removal shall be salvaged. A minimum of 5,110 bulbs shall be collected (this represents a little over a 2:1 replacement ratio). If 5,110 bulbs do not inhabit the project site, all bulbs found shall be collected. 	APPLICANT	3		DRP		
		<ul style="list-style-type: none"> All bulbs shall be stored at a qualified native plant nursery. 	APPLICANT	3		DRP		
		<ul style="list-style-type: none"> 40 percent of the bulbs shall be used for transplantation to on-site and off-site preserved habitat in the fall/winter immediately following salvage. 	APPLICANT	3		DRP		
		<ul style="list-style-type: none"> 20 percent of the bulbs and seeds shall be propagated at a qualified native plant nursery to collect seed for starting new plants for transplantation to preserved areas both on-site and off-site. 	APPLICANT	3		DRP		
		<ul style="list-style-type: none"> 40 percent of bulbs shall be stored for a period of five (5) years for annual or bi-annual planting in preserved areas, as determined by a qualified biologist. 	APPLICANT	3		DRP		

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Measure	Mitigation Monitoring Responsibility	Implementation Time Frame	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
		<ul style="list-style-type: none"> All transplanted bulbs shall be maintained, including weed control. 	APPLICANT	3		DRP		
		<ul style="list-style-type: none"> Monitoring and reporting shall be conducted. 	APPLICANT	3		DRP		
		5. If earthmoving activities are scheduled to start at the site between April 10 and August 15 (the vireo nesting season) a qualified biologist will perform a one-day survey of the potential vireo habitat for the presence of nesting vireos not more than seven days prior to the start of such earthmoving activities. If any nesting vireos are observed, no work (vegetation clearing, earthmoving, or construction) may occur on the plateau above the riparian habitat within 150 feet of the nest, or in the riparian habitat within 500 feet of the nest. If any nesting vireos are observed, the qualified biologist will monitor activities occurring within 1,000 feet of the nest to ensure compliance with this condition.	APPLICANT	3		DRP CDFG USFWS		
		6. If earthmoving activities start outside the vireo nesting season (August 16 through April 9), no additional vireo surveys will be required, unless (during the vireo nesting season) said work ceases for a period of more than 15 days before beginning again. In such case, the restart of earthmoving activities will be considered as a new start of earthmoving activities, subject to the condition above.	APPLICANT	3		DRP CDFG USFWS		

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Measure	Mitigation Monitoring Responsibility	Implementation Time Frame	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
		7. A storm water pollution prevention plan (SWPPP) shall be in place to direct prevention and/or minimization of storm water runoff from the work site during construction to prevent/minimize impacts to riparian/wetland vegetation and its associated species. The SWPPP shall be subject to the approval and satisfaction of the Los Angeles County Department of Public Works.	APPLICANT	3		DPW RWQCB		
		8. Special construction methods as recommended by the project bridge engineer (see Appendix D of Draft EIR) and to the satisfaction of the Los Angeles County Department of Public Works shall be implemented to incorporate clear spans across Devil Canyon for the proposed bridges.	APPLICANT	2		DPW		
		9. Coastal sage impacts of 2.39 acres will be mitigated to the satisfaction of the Los Angeles County Department of Regional Planning through the preservation of a minimum of 4.78 acres (which represent a 2:1 ratio) of coastal sage scrub or coastal sage scrub/chaparral ecotone on the mitigation parcel.	APPLICANT	3		DRP		
		10. Coast live oak woodland impacts of 1.3 acres will be mitigated to the satisfaction of the Los Angeles County Department of Regional Planning through the preservation of 2.6 acres (which represent a 2:1 mitigation ratio) on the project site and the mitigation parcel.	APPLICANT	3		DRP		

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Measure	Mitigation Monitoring Responsibility	Implementation Time Frame	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
		11. All manufactured slopes outside of the irrigated fuel modification zone shall be landscaped with locally indigenous plant materials in accordance with the landscape concept and to the satisfaction of the Los Angeles County Department of Regional Planning.	APPLICANT	3		DRP		
		Oak Tree Mitigation Measures: 12. All impacted oak trees, totaling 61, shall be mitigated (2:1 replacement with 15 gallon trees for removed trees). No heritage oaks will be impacted by the proposed project. A minimum of 122, 15-gallon oak trees shall be planted in appropriate habitat areas on the project site and/or within the mitigation parcel, as approved by the County Forester and Fire Warden. All oak tree mitigation shall be monitored by a qualified arborist, in accordance with the established preservation program included in the Oak Tree Report (see Appendix H of Draft EIR).	APPLICANT	3		LACFFW		
		13. Copies of the final Oak Tree Report shall be reviewed and approved by the Los Angeles County Forester and Fire Warden and the Los Angeles County approved Oak Tree Permit will be maintained on-site during construction. Implementation of work approved by the Oak Tree Permit shall not begin prior to issuance of a grading permit.	APPLICANT	2		LACFFW		

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		<i>Pre-construction Mitigation Measures:</i> 14. Prior to any construction activity, the applicant shall have a qualified biologist survey the project site for the presence of any occupied raptor nests, including Cooper's hawks as protected by the Migratory Bird Treaty Act. If such a nest is found, it will be avoided and protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code based on the recommendations of the project biologist (see Appendix G of Draft EIR). During nesting (March 15 th to August 15 th) occupied nests shall be avoided through implementation of a 300 foot buffer zone for nesting bird and a 500 foot buffer zone for nesting raptors. Should construction activities encroach into these identified buffer zones, noise barriers shall be constructed to minimize noise impacts to the birds and ensure that noise levels do not exceed 65db CNEL.	APPLICANT	3		DRP CDFG		
		15. Light poles shall be 14 feet high instead of 26 feet high and all streetlights potentially affecting open space areas shall be fitted with baffles to eliminate direct shine into open space areas. Light standards shall be equipped with low pressure sodium lamps to minimize nighttime glare. Security lighting shall be low intensity, shielded, directed downward and away from open space areas. Use of motion detectors shall be maximized for outdoor lighting.	APPLICANT	6		DBS		

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Jurisdictional Area Mitigation Measures: 16. Mitigation required for impacts to areas identified within the jurisdiction of the Corps CWA Section 404 Permit and/or a CDFG Section 1603 Streambed Alteration Agreement shall be determined during agency permitting subsequent to EIR certification. The applicant shall be responsible for the development of a mitigation plan in accordance with the Corps' Mitigation and Monitoring Guidelines and would include those measures required by CDFG. 1 Final Corps and CDFG mitigation plans shall be provided to the Los Angeles County Department of Regional Planning.			APPLICANT	3		DRP CDFG		
CULTURAL RESOURCES								
1. A qualified archaeological monitor shall be present during grading in areas of the previously recorded and examined archaeological sites.			APPLICANT	4		DRP USACE		
GEOLOGY & SOILS								
1. All grading shall be accomplished under the discretion of the project geotechnical engineer in accordance with the requirements of the County of Los Angeles.			APPLICANT	4		DBS DPW		

1 A provisional verification (dated March 27, 2000) has been issued by the Corps, that the property complies with the terms of Nationwide Permit NW22.

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		2. A uniform, engineered fill cap shall be constructed in conjunction with stiffened foundation systems to manage ground rupture potential. The depth of removal and re-compaction associated with construction of these fill caps should be on the order of 5 to 10 feet to provide a homogenous buffer to the overlying foundations. These precise locations of these fill caps, including thickness shall be developed as a part of a detailed geotechnical report in conjunction with the final project grading plans.	APPLICANT	4		DBS DPW		
		3. Design of structures shall be based on the UBC (Uniform Building Code) 1997 seismic design methods incorporating the PGA values as computed in the geotechnical report.	APPLICANT	4		DBS DPW		
		4. Shallow soils shall be removed beneath structures and/or proposed fill.	APPLICANT	4		DBS DPW		
		5. Where development is proposed at the top and/or toe of slope and development and cannot be avoided within a 2:1 projection from the toe of the slope (i.e., an area within the northeasterly portion of the site), slope stabilization shall be completed, which may consist of dewatering, offloading, or supporting these slopes using conventional hillside development methods and shall be designed on the basis of a detailed slope stability analysis as part of the final project grading plan.	APPLICANT	4		DBS DPW		

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		6. Proposed cut slopes and fill slopes shall be at a slope no steeper than 2:1. These slopes shall be constructed using typical slope drainage systems in accordance with 1997 UBC, including mid-slope drainage swales and brows ditches, and are subject to typical homeowners maintenance requirements.	APPLICANT	4		DBS DPW		
		7. Prior to grading, the project site shall be grubbed and cleared of all vegetation and debris. The vegetation and debris shall be properly disposed of off-site.	APPLICANT	3		DBS DPW		
		8. Site preparation and earthwork operations shall be performed in accordance with applicable provisions of the 1997 UBC unless specifically revised or amended by the geotechnical engineer, and in accordance with all applicable requirements.	APPLICANT	4		DBS DPW		
		9. On slopes flatter than 5:1 and in drainage swales, separate cleanout operations may be necessary. During benching colluvium shall be removed to firm material as evaluated by the geotechnical engineer. The overexcavated materials shall be moisture conditioned and recompacted as structural fill in accordance with the recommendations for engineered fill. The specific depth and extent of removals shall be evaluated during the actual earthwork operations, based on grading observations and testing.	APPLICANT	4		DBS DPW		

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		10. Subsurface exploration, sampling and laboratory analysis shall be performed to provide shrink/bulk estimates to be used in conjunction with design civil and contractor information for similar projects in similar earth units.	APPLICANT	4		DBS DPW		
		11. All fill soils shall be compacted as engineered fill. Engineered fill shall be uniformly moisture-conditioned to near optimum moisture content, placed in horizontal lifts less than eight inches in loose thickness, and compacted to at least 90 percent relative compaction. All fill placed at depths greater than 50 feet below final site grades shall be compacted to at least 95 percent relative compaction. Additional fill lifts shall not be placed if the previous lift did not meet the required dry density or if soil conditions are not stable.	APPLICANT	4		DBS DPW		
		12. The following measures shall be completed to reduce temporary cut slope failure during construction:						
		• Reducing the time between slope excavation and reconstruction operations to the extent possible.	APPLICANT	4		DBS DPW		
		• Preventing water infiltration into slope materials prior to and during excavation.	APPLICANT	4		DBS DPW		
		• Constructing slopes at inclinations no steeper than 1.5:1.	APPLICANT	4		DBS DPW		

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		<ul style="list-style-type: none"> The project schedule shall be adjusted as needed so that temporary slopes are excavated and left exposed only during the dry months of the year. 	APPLICANT	4		DBS DPW		
		13. In areas where steep slopes may be unstable and exist adjacent to proposed areas of development, stabilization can be accomplished by typical hillside methods. Such slope reinforcement methods range from revegetation to construction of mechanically stabilized earth (MSE) systems and retention systems.	APPLICANT	4		DBS DPW		
		14. Proposed structures may be supported on shallow, reinforced concrete, spread footings founded entirely on engineered fill. Footings shall not transition from fill to bedrock conditions. Foundations shall have a minimum width of 24 inches and shall be placed at a minimum depth of 18 inches below the lowest adjacent grade or adjacent finish floor elevation, whichever is lower. An allowable pressure of 3,000 pounds per square foot (psf) for dead plus sustained live loading is suitable for preliminary design. Foundation preparation necessary to improve soils to provide this capacity shall be evaluated during the design.	APPLICANT	4		DBS DPW		
		15. A corrosion engineer shall be retained to evaluate the corrosion potential of the site to propose improvements, recommend further testing as required, and to provide specific corrosion tests as requested by the applicant.	APPLICANT	4		DBS DPW		

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HYDROLOGY & WATER QUALITY								
1. The proposed project shall be designed and constructed in compliance with National Pollution Discharge Elimination System (NPDES) permit and all applicable state and local water quality requirements.			APPLICANT	2		DPW RWQCB		
2. A Storm Water Pollution Prevention Plan (SWPPP) shall be developed for the project site which shall identify pollutant sources that may affect storm water quality discharges during construction. The SWPPP shall include various pollution prevention measures such as erosion control, dust control and will provide comprehensive Best Management Practices (BMPs) Guide to contractors during site construction, as contained in the <i>Best Management Practice Handbook</i> , California Stormwater Quality Task Force, Sacramento, CA 1993, or latest revised edition.			APPLICANT	3		DPW RWQCB		
3. A Standard Urban Storm Water Mitigation Plan (SUSMP) shall be developed for the project site identifying any pollutant sources that may affect storm water quality after project completion. The following measures shall be included in the SUSMP:								

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		<ul style="list-style-type: none"> Inserts shall be included in catch basins and continuous deflection units to filter storm water runoff prior to discharging to the ocean storm drain system, consistent with Compliance Strategies for trash reduction implementation measures of the Draft Basin Plan, <i>Draft Trash Total Maximum Daily Loads for the Los Angeles River Watershed</i>, dated January 22, 2001 (see Table 8 of the Plan). 	APPLICANT	3		DPW RWQCB		
		<ul style="list-style-type: none"> Catch basins and storm drain inlets shall be labeled "No Dumping – Drains to Ocean" to discourage illegal dumping. 	APPLICANT	3		DPW RWQCB		
		<ul style="list-style-type: none"> Streets within the proposed residential development shall be swept on a regular basis.. 	APPLICANT	4		DPW RWQCB		
		<ul style="list-style-type: none"> Signs shall be posted through the proposed development with prohibitive language and/or graphical icons to discourage illegal dumping. 	APPLICANT	3		DPW RWQCB		
		<ul style="list-style-type: none"> Non-toxic pesticides and fertilizers shall be used in landscaped areas of the project. 	APPLICANT	10		DPW RWQCB		
		<ul style="list-style-type: none"> All graded slopes shall be planted on a timely basis to prevent erosion. 	APPLICANT	5		DPW RWQCB		

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		<ul style="list-style-type: none"> Homeowners shall be provided with information from the County Department of Public Works (DPW) Environmental Planning Division's concerning recycling of household products, disposal of hazardous wastes, disposal of yard wastes, tire recycling, and preventing pollution of storm drain systems with trash (detailed information is available on the DPW website at: www.888cleanla.com or by telephone at 888CleanLA). 	APPLICANT	10		DPW RWQCB		
		<ul style="list-style-type: none"> Require developer-owners to execute and record the County DPW's <i>Maintenance Covenant For Standard Urban Stormwater Mitigation (SUSMP)</i> pursuant to Section 106.4.3 of the County Building Code and Title 12, Chapter 12.8 of the County Code. 	APPLICANT	10		DPW RWQCB		
		4. Required project drainage facilities shall be constructed in compliance with the approved Drainage Concept Plan, which details the location and sizes of stormdrains, debris basins, and inlet/outlet structures.	APPLICANT	3		DPW RWQCB		
NOISE								
		Construction: 1. All construction activity occurring on the project site shall adhere to the requirements of the County of Los Angeles Noise Ordinance, Title 12, Section 12.08.440.	APPLICANT	4		DHS		

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Mitigation Measure							
Operations: 2. Residential lot building pads that are subject to noise greater than the 65 dBA noise contour shall include the following features to reduce interior noise levels to acceptable County standards. These measures shall be completed prior to the issuance of the Certificate of Occupancy to ensure that the noise levels with the proposed mitigation features are within the adopted County standards:							
• Solid cement block walls shall be placed between the rear yards. The wall shall be as high as eight feet, but not less than six feet.		APPLICANT	8		DBS		
• Exterior walls shall be 2x4 feet wood frame construction, with 7/8 stucco (or similar material) on the exterior, ½ inch gypsum board on the interiors and R-13 cavity (minimum) in the cavity.		APPLICANT	8		DBS		
• Minimal window surface facing SR-118 and windows shall be mounted with low air-infiltration rate frames (0.5 cfm/foot or less per ANSI specifications).		APPLICANT	8		DBS		
• Sliding glass doors shall have minimum sound transmission class of 34.		APPLICANT	8		DBS		
• Roof or attic vents shall be located away from SR-118 or baffled.		APPLICANT	8		DBS		
• Second floor windows facing SR-118 shall be glazed with ¼ inch laminated glass.		APPLICANT	8		DBS		

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		<ul style="list-style-type: none"> Central air conditioning shall be standard. 	APPLICANT	8		DBS		
		3. All stationary and point sources of noise occurring in the project site shall adhere to the requirements of the County of Los Angeles Ordinance No. 11743.	APPLICANT	8		DBS		
PUBLIC SERVICES – FIRE PROTECTION								
		1. The project shall incorporate the following LACFD requirements regarding access, water mains, fire flows, fire hydrants, and brush clearance into project design:						
		<ul style="list-style-type: none"> Every building constructed shall be accessible to fire department apparatus by way of access roadways, with an all weather surface of not less than the prescribed width, unobstructed, clear-to-sky. The roadway shall be extended within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building. 	APPLICANT	6		LACFD		
		<ul style="list-style-type: none"> All bridges required to be used as part of a fire access road shall be constructed and maintained in accordance with nationally recognized standards and designed for a live load sufficient to carry a minimum of 75,000 pounds. 	APPLICANT	6		LACFD		
		<ul style="list-style-type: none"> Access to existing fire fighting motorways shall be maintained. 	APPLICANT	6		LACFD		

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		<ul style="list-style-type: none"> Fire hydrant spacing shall be 600 feet and shall meet the following requirements: 	APPLICANT	6		LACFD		
		<ul style="list-style-type: none"> No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant. 	APPLICANT	6		LACFD		
		<ul style="list-style-type: none"> No portion or structure should be placed on a lot where it exceeds 750 feet via vehicular access from a property spaced public fire hydrant. 	APPLICANT	6		LACFD		
		<ul style="list-style-type: none"> When cul-de-sac depth exceeds 450 feet on a residential street, hydrants shall be required at the corner and mid-block. Additional hydrants shall be required if hydrant spacing exceeds specified distances. 	APPLICANT	6		LACFD		
		2. Streets or driveways within the development shall be provided with the following widths in accordance with County Fire Department and Department of Public Works standards:						
		<ul style="list-style-type: none"> Provide 36 feet width on all collector streets and those streets where parking is allowed on both sides. 	APPLICANT	2		LACFD		
		<ul style="list-style-type: none"> Provide 34 feet width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street. 	APPLICANT	2		LACFD		

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		<ul style="list-style-type: none"> Provide 36 feet width on cul-de-sacs from 701 to 1,000 feet in length. This allows parking on both sides of the street. 	APPLICANT	2		LACFD		
		3. All dwelling units shall be fully sprinkled per NFPA pamphlet 13 D to offset potential response time impacts.	APPLICANT	6		LACFD		
		4. The proposed project shall comply with the fuel modification plan, which has been approved by the Forestry Division of the Fire Department.	APPLICANT	3		LACFD		
		5. The proposed project shall comply with all applicable County Fire Code and Ordinance requests including standards for construction, installation of sprinkler and alarm systems, fire extinguishers, and emergency exits.	APPLICANT	9		LACFD		
PUBLIC SERVICES – POLICE PROTECTION								
		1. Prior to recordation of the Final Tract map, the applicant shall provide the Los Angeles County Sheriff's Department's with a diagram of the project, including access routes, street names, addresses, and any information that might facilitate police response.	APPLICANT	2		LACS		

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		2. Prior to recordation of the Final Tract map, the applicant shall provide the Los Angeles County Sheriff's Department's with building plans to ensure that the proposed project is designed so as to minimize crimes against property. Features may include, but are not limited to: good sight lines, exterior lighting, and strong exterior doors, windows and locks.	APPLICANT	2		LACS		
		3. A facility suitable for use as a Sheriff's Department Substation to service the project area will be constructed near the Topanga Canyon Boulevard entrance to the project site (Figure 2.8 of Final EIR). The new facility would be approximately 800 square feet.	APPLICANT	11		LACS		
PUBLIC SERVICES – SCHOOLS								
		1. The applicant shall pay developer fees, as required under Section 65995 of the California Code, for school improvements. The applicant will enter into discussions with LAUSD and the Porter Ranch master developer to investigate the possibility of accelerating the Porter Ranch elementary and middle school construction schedule.	APPLICANT	11		LAUSD		
PUBLIC SERVICES – LIBRARIES								
		1. The applicant shall pay library fee, as required per Los Angeles County ordinance, of \$626 or the fee in effect at the time, where permits are pulled, per residential unit for the project area to ensure that new projects mitigate impacts to library facilities.	APPLICANT	11		LACL		

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TRANSPORTATION/TRAFFIC								
1. The applicant shall install a traffic signal at the intersection of Topanga Canyon Boulevard and Poema Place/Mayan Drive. The traffic signal shall be interconnected and operated in conjunction with the existing traffic signal at the Topanga Canyon Boulevard & SR-118 WB On/Off-ramps.			APPLICANT	9		DPW		
2. The applicant shall widen and restripe the WB SR-118 off-ramp to provide exclusive right-turn lane. This would result in a left-turn lane, a shared through/left-turn lane, and a right-turn only lane in the westbound approach.			APPLICANT	9		DPW		
3. The applicant shall widen and restripe the westbound Mayan Drive approach to County Collector Street standards to provide a second left turn lane. This would result in a left-turn lane and a shared through/left-turn lane in the westbound Mayan Drive approach.			APPLICANT	9		DPW		
4. The applicant shall widen and restripe the EB Poema Place approach to provide a second right-turn lane. This would result in a right-turn lane and a shared through/right-turn lane in the eastbound Poema Place approach.			APPLICANT	9		DPW		
5. The applicant shall contribute to the City of Los Angeles' Automated Traffic Surveillance and Control (ATSAC) system for the following intersections:								

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		<ul style="list-style-type: none"> Topanga Canyon Boulevard and SR-118 EB On/Off-ramps. De Soto Avenue and Chatsworth Street. 	APPLICANT APPLICANT	11 11		DPW DPW		
		6. In addition, prior to the recordation of the first final subdivision map for the project, not including large-lot parcel maps for sale purposes, the applicant's traffic engineer will submit to the City of Los Angeles Department of Transportation a study to assess the need for the following improvements ² .						
		<ul style="list-style-type: none"> Left-turn traffic signal phasing shall be implemented related to eastbound Chatsworth Street traffic at De Soto Avenue intersection. Additional paving shall be included along the northern edge of Chatsworth Street to lengthen the existing eastbound left-turn lane by approximately 100 feet. 	APPLICANT	2		LADOT		
		<ul style="list-style-type: none"> Left-turn traffic signal phasing shall be completed related to southbound Canoga Avenue traffic at the Chatsworth Street intersection, and construction of approximately 100 feet of paving along the western edge of Canoga Avenue to provide for a left-turn lane onto eastbound Chatsworth Street. This paving would be considered temporary, pending a City of Los Angeles project to widen this portion of Canoga Avenue to City standards. 	APPLICANT	2		LADOT		

² If the City of Los Angeles, Department of Transportation determines that these improvements are warranted, design plans would be prepared for the appropriate modifications.

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		<ul style="list-style-type: none"> Subject to approval by the California Department of Transportation (Caltrans), City of Los Angeles, and County of Los Angeles, the existing pavement on southbound Topanga Canyon Boulevard shall be restriped to provide a second left-turn lane onto the eastbound SR-118 on-ramp. 	APPLICANT	2		LADOT DPW Caltrans		
		7. The applicant shall request that the CFD, which is proposed to fund public facilities for Deerlake Ranch, contribute funds to construct the following safety-related improvements. These improvements are subject to City of Los Angeles B-Permit(s), prior to obtaining any other construction permit for the project.						
		<ul style="list-style-type: none"> Three-way stop signs shall be installed at the intersection of Canoga Avenue and Candice Place. 	APPLICANT	9		DPW		
		<ul style="list-style-type: none"> A "No Left Turn" sign shall be installed from southbound Canoga Avenue to Candice Place, prohibiting such movement between 6:00 A.M. and 9:00 A.M. 	APPLICANT	9		DPW		
		<ul style="list-style-type: none"> Speed bumps shall be installed along Canoga Avenue between the SR-118 and Candice Place, and an additional speed bump shall be installed south of Candice Place. 	APPLICANT	9		DPW		

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		<ul style="list-style-type: none">A "No Left Turn" sign shall be installed at the intersection of Canoga Avenue and Celtic Place	APPLICANT	9		DPW		
		<ul style="list-style-type: none">Self-actuated flashing lights shall be installed at the intersection of Canoga Avenue and Rinaldi Avenue for equestrian and pedestrian crossing, subject to approval by the City of Los Angeles.	APPLICANT	9		DPW		
		<ul style="list-style-type: none">A crosswalk shall be striped on Chatsworth Street east of the intersection with Independence Avenue.	APPLICANT	9		DPW		
		<ul style="list-style-type: none">Permanent signs shall be installed along Canoga Avenue displaying "Watch for Equestrians", or similar language.	APPLICANT	9		DPW		
		<ul style="list-style-type: none">Signs shall be installed during the project construction period displaying "Jake Braking Strictly Prohibited," or similar language.	APPLICANT	9		DPW		
		8. As agreed, the subdivider shall be responsible for repairing damage to the existing pavement on Canoga Avenue between Chatsworth Street and SR-118 that is caused by project contractors during the course of construction.	APPLICANT	10		DPW		

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		9. The subdivider shall install three-way stop signs at the proposed intersection of Mayan Drive and "B" Street, subject to the approval of the County of Los Angeles.	APPLICANT	9		DPW		
		10. The subdivider shall install all stop signs for equestrian crossings per the applicant's community commitments.	APPLICANT	9		DPW		
		11. Caltrans has requested additional mitigation measures to mitigate impacts of the project within the State right-of-way. The applicant will prepare, as a voluntary measure, a Project Study Report (PSR) to address long-term regional traffic operations at the Topanga Canyon Boulevard/SR-118 interchange. In addition, the applicant shall consider possible payment of fair-share fees as determined by the County.	APPLICANT	9		DPW Caltrans		
UTILITIES & SERVICE SYSTEMS – WATER SUPPLY								
		1. Water system distribution facilities shall meet the Las Virgenes Municipal Water District specifications and standards.	APPLICANT	2		LVMWD		
		2. The project developer shall install low-flush toilets and low-flow showerheads, consistent with the LVMWD requirements.	APPLICANT	2		LVMWD		
		3. The project shall comply with Water Conservation Ordinance Nos. 11-86-161 and 1-93-205.	APPLICANT	2		LVMWD		

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4. Water conserving measures in landscape management shall include:							
• Use of drought-tolerant plantings.		APPLICANT	5		LVMWD		
• Installation of efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots. Setting of automatic irrigation systems to ensure irrigation during early morning or evening hours. Resetting of automatic irrigation system to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.		APPLICANT	5		LVMWD		
UTILITIES & SERVICE SYSTEMS – WASTEWATER							
1. The project site shall be Annexed to LVMWD Sewer Improvement District "B".		APPLICANT	2		LVMWD		
2. Portions of the City of Los Angeles sewer system shall be constructed.		APPLICANT	2		LVMWD		
3. Low-flow toilets and showers shall be installed to minimize sewage generation from the proposed homes.		APPLICANT	2		LVMWD		

Deerlake Ranch Mitigation Monitoring Program

Mitigation Monitoring Matrix Deerlake Ranch Final Program EIR SCH No. 200061049		Mitigation Measure	Mitigation Monitoring Responsibility	Implementation Time Frame	Monitor Verification Date	Monitoring Responsible Party	Mitigation Measure Completed (Y/N)	Comments
UTILITIES & SERVICE SYSTEMS – SOLID WASTE								
1. The proposed project shall incorporate storage and collection of recyclables into each project design.			APPLICANT	2		LACSD		
2. Refuse collection contracts shall include collection of recyclables.			APPLICANT	8		LACSD		
3. All residents shall be encouraged to recycle, at a minimum, newspaper, glass, bottles, aluminum and bimetal cans and P.E.T. bottles.			APPLICANT	10		LACSD		
4. Recycling shall be included in the design of the project by reserving space appropriate for the support of recycling, such as adequate storage areas and access for recycling vehicles.			APPLICANT	2		LACSD		
5. All contractors shall be urged to recycle construction and demolitions wastes to the extent feasible.			APPLICANT	2		LACSD		
6. The project applicant shall provide homebuyers with the following information concerning:								
• Participation in the County of Los Angeles Household Hazardous Waste Collection Program.			APPLICANT	10		LACSD		

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		<ul style="list-style-type: none"> City sponsored programs including curbside oil and filter recycling. Information on the proper disposal of hazardous materials. 	APPLICANT	10		LACSD		
			APPLICANT	10		LACSD		
UTILITIES & SERVICE SYSTEMS – ELECTRICITY								
1. Project built-in appliances, refrigerators, and space-conditioning equipment shall exceed the minimum efficiency levels mandated in the California Code of Regulations.			APPLICANT	8		SCE		
2. To reduce electricity consumption, fluorescent and high-intensity-discharge (HID) lamps shall be installed wherever possible, which give the highest light output per watt of electricity consumed, including all street lights consistent with the Los Angeles County of Public Works standards.			APPLICANT	2		SCE DPW		
UTILITIES & SERVICE SYSTEMS – NATURAL GAS								
1. Project buildings shall be designed and constructed to be well-sealed to prevent outside air from infiltrating and increasing interior space-conditioning loads.			APPLICANT	6		SCG		
2. Thermal insulation, which exceeds requirements established by the California Code of Regulations, shall be installed in walls and ceilings.			APPLICANT	6		SCG		

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		3. Window systems shall be designed to reduce thermal loss, thus reducing heating loads during cool weather.	APPLICANT	6		SCG		
		4. Project energy engineers and architects shall consult with The Gas Company for an energy analysis of the proposed dwellings regarding efficiency/conservation measures and up-to-date technology, manufacturing equipment, etc.	APPLICANT	6		SCG		